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GENERAL REPORT

UPON THE

SIZE OF FARMS, &c.



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OUTLINE
OF THE
GENERAL REPORT
UPON THE
SIZE OF FARMS,
AND UPON THE
PERSONS WHO CULTIVATE FARMS.

DRAWN UP FOR THE CONSIDERATION OF THE BOARD OF AGRICULTURE AND
INTERNAL IMPROVEMENT.

BY

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MINISTER OF DALMENY, AND CHAPLAIN TO THE KING.

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M.DCC.XCVI.



ADVERTISEMENT.

THE following Sketch or Outline, will explain the nature of the General Report, proposed to be laid by the Board of Agriculture, before His Majesty and both Houses of Parliament, for the purpose of pointing out, the present Agricultural State of the Country, and the Means of its Improvement. It is intended that the Report itself, shall be drawn up in a concise and plain manner, but at the same time with as much distinctness and perspicuity as possible, so as to be adapted to the capacity of every individual, desirous of being made acquainted with the subject. The Appendix will contain those minuter facts and more detailed observations, necessary, for the consideration of those who may wish to enter more particularly into the inquiry. The object of the whole is, to give such an abstract of Agricultural knowledge, either accumulated by the Board since its establishment, or previously known, as shall disseminate information at little expense, and render it easily attainable by the poorest of our husbandmen, or by the meanest capacity.

It is hardly necessary to add, that the following is merely the Sketch of the Chapter, which is printed at present, for the purpose of procuring such corrections and additional remarks, as may occur on the perusal. It is
proposed

proposed to circulate this, and the other Chapters of the Report, when printed, among the Members of the Board, who will please to communicate it to any of their friends conversant in those subjects; and return it to the Board early in the course of the ensuing spring, with every suggestion that can tend to its improvement.

Whoever will take the trouble to peruse the following Sketch, and will consider for a moment the effect of having such a Paper examined, corrected, and enlarged by the observations of many intelligent persons conversant in those subjects, must see, that the Principles on which the Size of Farms ought to be settled, are likely to be brought to a degree of perfection, which would not otherwise have been attainable.



ADVERTISEMENT BY THE AUTHOR.

IN drawing up the two following Papers, at the desire of my very distinguished Friend SIR JOHN SINCLAIR, I have, agreeable to his, and to my own ideas, comprised the subjects treated in them, within the smallest bounds that their nature could admit ; which will account for the brevity that is every where observed. Although a good number of the SURVEYS gave me sufficient information, with respect to the present state of the Counties to which they refer, not a few of them failed in furnishing the facts which were desirable to be known : A want, which, it is to be hoped, will be supplied, in the course of the circulation of this Sketch through the Kingdom at large. Nor is this defect to be wondered at, in the first attempt that has been made to investigate so great an object. It is rather a matter of surprize, that such exertions have been made, in so short a time ; especially, during the heat of a war, in which every thing that could interest, not only a free and a great nation, but the human kind, was at stake.

DALMENY, Dec. 15. 1795.

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GENERAL REPORT

UPON THE

SIZE OF FARMS.

FOR ADDITIONAL REMARKS
AND OBSERVATIONS.

THE subject of this Paper is laid down by the President of the Board, in the Fourth Chapter of his "*Plan of a General Report on the present state of the Agriculture of Great Britain, and the Means of its Improvement.*" The title of the Chapter is, "Manner of Cultivation: Land cultivated by the Owner: Lands let: On the proper Size of Farms." The two points thus to be examined into are, The Persons who cultivate farms, and The Size of farms. I propose, for a reason which afterward will appear, to treat first in order of the SIZE OF FARMS; and in giving the Report upon this head, I shall *first* state what is contained in the different Surveys, or General Views of the Counties, with respect to the *Present size of farms* in each; *secondly*, Mention those *Particular effects of the present size of farms* which have been traced by the Surveyors; and *thirdly*, Offer such *General Observations* upon the whole, as have occurred to myself upon this very important and much agitated question.

1. *PRESENT SIZE OF FARMS.*

IN place of stating, in a random order, the various facts which occur upon this head, it may be better to follow a method derived from the subject itself. Great Britain we find to be much diversified in point of climate, situation, and other such general circumstances; from which there arise a number of natural divisions of it into parts, according to which, Counties in general may be classed together. The regions on the south, and those on the north of the kingdom, in particular, being highly discriminated from each other, by circumstances of various kinds affecting Agriculture at large, may hence properly be comprised under separate arrangements. We begin with England, the former of those two.

ENGLAND.

FROM the situation of England, the west side of the country is wet, on account of its neighbourhood to the Atlantic Ocean, and the east side is dry. This is a directory given by nature, to cultivate grafs chiefly on the one, and corn on the other. A ridge of hills of no inconsiderable height, rising in Staffordshire, running from south to north, and nearer the western than the eastern shores, divides those climates from one another; while, at the same time, the general breadth of the intermediate regions is so great, that they enjoy a temperature partaking of both, and hence seem naturally destined for a mixture of pasture and tillage farms, according to the different circumstances of their situation. It may farther be observed, that Agriculture, being the slowest in its rise of all the arts, and requiring every circumstance the most favourable to aid its progress, its appearance on the eastern tracts



tracts of the island, was to be expected much sooner than on those of the west; in the former, a more enlightened and successful, as well as a more early culture; large farms, wealthy landlords, and tenants; in the latter, the reverse; in the space between the two, an intermixture of each. How far these suppositions, which were naturally to be entertained, have been realized, will be seen from a perusal of the late Surveys of the kingdom. The fact appears to be, that, allowing for many local and accidental exceptions, large farms and good husbandry are chiefly to be met with in the eastern shires of England; small farms, and bad culture, in those of the west; and instances of both, almost in equal number, in the internal districts. Proceeding from these general remarks to the more immediate business of this Report, we may, first in order, treat of the Counties upon the East.

NORTHUMBERLAND. Some tenants in the northern parts here, farm from L. 2000 to L. 4000 a-year, and upwards. In Glendale and Bamborough Wards, the farms are also large, being from L. 500 to L. 1500, and very few under L. 100. In the other parts of the County, they are from L. 50 to L. 300. The County contains 1,267,200 acres; of which 817,200 are arable, consisting perhaps of about 544,800 in tillage, and 272,400 in grass.

DURHAM. The farms are generally of a middling size, few exceeding L. 200; and the number of small ones is too great. The County is said to contain 610,000 acres; of which, perhaps, 470,000 are arable, consisting of about 220,000 in tillage, and 250,000 in grass.

YORK. In the *North-Riding*, the farms vary from L. 10 to L. 1000. In the northern part of the vale of York, farms are usually from L. 100 to L. 300; very few, perhaps, so low as L. 40, and some as high as L. 600; farther to

to the south, is a large proportion of small farms, some as low as L. 20, and others as high as L. 200; on the Howardian hills they are in general under L. 100, very few at L. 200; in Ryedale, several from L. 200 to L. 1000 and upwards, but the greater proportion below L. 100; in the Marshes, they are in general from L. 50 to L. 150, few at L. 200; in both the Eastern and Western Moorlands, they are small, being mostly from L. 5 to L. 40, very few above L. 100. In the *East-Riding*, the farms vary from L. 500 to L. 1000, but are generally from L. 5 to L. 200, except very near the great towns; in the Ainsty of York, they are mostly small, few exceeding 200 acres. In the *West-Riding*, a great majority of farms are comparatively small, there being few, which in some other Counties would be considered as large; upon the arable lands, we heard of none above 300 acres, and for one such, there are a dozen not 50; upon the grass lands they are still smaller, and we often heard the occupier of 100 acres styled a great farmer. The whole County contains 3,708,387 acres; of which, perhaps, there may be about 2,880,000 arable, consisting of 1,332,650 in tillage, and 1,547,350 in grass.

LINCOLN. From what is mentioned in some detached passages of the Survey, That large farms have occasioned depopulation; That great part of the estates belong to extensive proprietors, who let them for the most part in equal portions and large parcels; That the size of farms should not exceed 800 acres, and that some farms consist of some thousand acres; it seems probable that the farms in this County are in general large, and some of them, of very great extent. The farms or estates of the yeomanry, are probably much smaller. The County contains 1,893,120 acres; of which, perhaps, 1,600,000 are arable, consisting of 700,000 in tillage, and 900,000 in grass.

NORFOLK.

NORFOLK. Farms here also seem to be large, but their sizes are not stated by the Surveyor. In West Norfolk, which is the largest proportion of the County, he says there are large farms and a thin population; that it is common to let farms of L. 1000, and that there is one of L. 1700. The County contains 1,094,400 acres; of which, perhaps, 1,034,400 are arable, consisting of 729,600 in tillage, and 304,800 in grass.

SUFFOLK. The maritime sandy district abounds with wealthy farmers, and there is none that contains a greater proportion of occupying proprietors, from L. 100 to L. 300 and L. 400. The farms in this County must, in a general light, be reckoned large; in the district of strong wet loam, are many from L. 20 to L. 100; but these are intermixed with others which rise from L. 150 to L. 300, and some even more; in the sandy districts they are much larger, many from L. 300 to one of L. 900, consisting of above 3000 acres. It is computed that the County contains about 800,000 acres; of which, perhaps, 750,000 are arable, consisting of 600,000 in tillage, and 150,000 in grass.

ESSEX. Farms vary from 800 or 900 acres, down to 20 and under. The County contains 1,240,000 acres; of which, perhaps, 1,160,000 are arable, consisting of 1,060,000 in tillage, and 100,000 in grass.

KENT. In the flat rich lands near Faverham, Sandwich, and Deal, farms are from 50 to 300 acres, and some few more, but the greater part from 100 to 200. In the Uplands of West Kent, about Hayes, Bromley, and thence towards Tunbridge, farms are from 100 to 200 acres, and on the hill, some from 400 to 800. In the Isle of Thanet, Isle of Shepey, and Uplands of East Kent, if we may judge from lists given by the Surveyor, of farm-servants, which
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are fix in number, with a bailiff, the farms there seem to be of considerable extent. In the Uplands of West Kent; and in the Weald of Kent, the lists state four servants and a bailiff. The County contains about 832,000 acres; of which, perhaps, about 650,000 may be arable, consisting of 400,000 in tillage, and 250,000 in grass.

The above account of the size of farms in the eight Counties lying upon the East coast of England, is obviously incomplete; as, in some Counties, there is only mention made of the extent of farms in particular districts, and in others, almost no notice whatever taken of the subject, except of the most vague and general kind; at the same time, there evidently appears to be in that tract, a great number of large farms, a considerable number that are very large, and not a few, excessive in magnitude. There is also a considerable proportion of middling and of very small farms, especially in the West-Riding of York, and in the neighbourhood of towns and large villages in general; but the smaller farms are, their numbers are of the less consequence; for it is not the number of farms we are chiefly to look to in a County, but the number of acres occupied by farms, as there may be a vast number of small farms, if they deserve the name; and yet two-thirds, or three-fourths of the whole arable lands, occupied by a few large, or very large ones.

In taking my extracts from the above Surveys, and in all those which follow, I have retained, as much as was possibly consistent with the requisite brevity, the very words of the authors. The calculations with respect to the proportional quantities of arable land, whether in tillage or in pasture, in each of the Counties, I have deduced; partly from what could be gathered from the Surveys themselves, partly from probable conjecture; and which, although

although they may not seem to refer intimately to the subject of this Report, will be found, as afterward will appear, of no small use in regulating our ideas upon the important topic of the *proper size* of farms. From what has been stated, it appears that these *eight* Counties contain 11,445,107 acres; of which, about 9,361,600 perhaps are arable land, consisting of 5,587,050 in tillage, and of 3,774,550 in grass; from which proportions will be seen how much of arable land, even in this tract of Corn Counties, is employed in hay and pasture. We proceed next to the Surveys of the West of England.

CUMBERLAND. This County, on the western extremity, is as remarkable for very small farms, as that of Northumberland, contiguous to it on the east, for very large ones. It is stated in the Survey, that two-thirds may be in tenements from L. 5 to L. 50, but in general, from L. 15 to L. 30. On the large estates, some farms are from L. 100 to L. 150, few reach L. 200, four or five are so high as L. 300 or L. 400. The County contains 970,000 acres; of which 620,000 seem to be arable, consisting, perhaps, of 400,000 in tillage, and 220,000 in grass.

WESTMORELAND. A large proportion is farmed by yeomanry on their own small estates from L. 10 to L. 50. Farms, in general, are so small, that it is rare to meet with one of L. 100; though there are some even of L. 200 and L. 250. The County is computed to contain 450,772 acres; of which, perhaps, 250,000 may be arable, consisting of about 112,000 in tillage, and 138,000 in grass.

LANCASTER. In most townships, there is one farm called the Old Hall, of larger extent than any of the neighbouring ones, but few of these exceed 600 acres, and many do not amount to 200. The more general size is from 50, 40, 30, down to 20 acres, or even so much as will only keep

a horse or cow. The County contains 1,129,600 acres; of which, perhaps, 800,000 may be arable, consisting of 300,000 in tillage, and 500,000 in grafs.

CHESTER. There are some farms of 500 acres and upwards, but few of more than 300, although the laying of farms together seems increafing; probably there is at least one farmer to every 80 statute acres. In a parish which is nearly in the centre of the County, there are fix tenants from L. 300 to L. 150; eleven from L. 150 to L. 100; eighteen from L. 100 to L. 50; three from L. 30 to L. 15; and twenty-eight from L. 15 to L. 8. The County contains about 676,000 acres; of which there may be about 576,000 arable, consisting of 144,000 in tillage, and 432,000 in grafs.

NORTH-WALES. In these fix Counties, the farms are, in general, very small. In *Flint*, from 20 to 100 acres arable; a few amount to 300 and more; the average about 50. In *Denbigh*, the average is likewise 50. In *Anglesey*, from 100 to 50; a few exceed 100. In *Caernarvon*, few exceed 60 arable, and the greatest portion much less. In *Merioneth*, L. 100 is a great and very unfrequent rent; the average is not L. 30. In *Montgomery*, farms are from L. 5 to L. 100, except a few in the vales, of L. 200, and some of L. 300. North-Wales contains about 2,077,000 acres; of which, perhaps, 1,515,000 are arable, consisting of 411,000 in tillage, and 1,104,000 in grafs.

SOUTH-WALES. In the lower diftrict of *Cardigan*, upon the coast, farms are from 20 to 300 acres, feldom more; in the upland diftrict, they are, in general, small, by far the greatest number being under L. 60, some of them at L. 200 and upwards. In *Radnor*, the size of farms is, in general, small; the larger from L. 80 to L. 100; the smaller from L. 10 to L. 30. In *Pembroke*, farms are from

from 500 acres to 50 ; the average, 200. In *Carmarthen*, the farms in several districts are of considerable extent, 300, 400, and 500 acres; but the great mass is very small farms, from 100 down to 30 ; 50 or 60 may be the average of a large majority of the farms. In *Brecon*, farms in the good soil are, in general, from L. 50 to L. 100, several from L. 200 to L. 300 ; in the poor soils, farms, in general, are very small, not ten farms above L. 100, and many from L. 5 to L. 10. In *Glamorgan*, I am informed from a respectable quarter, (the Survey not yet being printed,) that farms are from L. 5 to L. 100, L. 200, and even a few at L. 500; but the generality are small, mostly under L. 50, and in many places a great number of acres are held for much less than this sum. There is one farm of L. 800 in the Vale, and many of a vast extent in the mountainous parts. South-Wales contains about 2,608,400 acres, (estimating Cardigan at 500,000 ;) of which, perhaps, 1,726,000 are arable, consisting of 856,000 in tillage, and 870,000 in grass.

SALOP. Farms vary, from 100 to 500 acres on the east side of the County, to the little farm of 20 acres on the borders of Wales. The County contains 890,000 acres ; of which, possibly, (for almost no hint is given in the Survey,) 750,000 may be arable, consisting of 400,000 in tillage, and 350,000 in grass.

HEREFORD. Farms are, in general, pretty extensive, from L. 400 to L. 500 the large, and from L. 50 to L. 100 the small. The county contains 781,440 acres; of which, perhaps, 650,000 are arable, consisting of 430,000 in tillage, and 220,000 in grass.

MONMOUTH. Farms are, in general, small, few rising above L. 200, very many of them falling from that sum to L. 60, and some less. The County contains 352,000 acres; of which, probably, (from some observations in the

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Survey),

Survey,) about three-fourths, or 262,500, may be arable, 131,250 in tillage, 131,250 in grafs.

GLOUCESTER. Upon the Cotswold hills, estates and farms are mostly large; in the vale near Gloucester, estates are small, and farms from L. 50 to L. 100; a few are larger. In the vale of Tewkesbury, estates and farms are mostly moderate. The County contains about 800,000 acres; of which, perhaps, (little or no hint being given in the Survey,) 675,000 may be arable, consisting of 400,000 in tillage, and 275,000 in grafs.

SOMERSET. From what can be collected from detached and local remarks in the Survey, the size of farms varies much in the different districts. In the northern district, farms in one tract are said not to be large, seldom exceeding L. 200, with a very small proportion of arable; in another tract of about ten parishes, farms are from L. 50 to L. 300, and five-sixths in pasture. In the middle and largest district, the farms on the borders of Wilts and Dorset are large, and have sheep flocks; in other places small farmers are mentioned; in others, farms from L. 40 to L. 600. In the south-west district, very small farms seem to abound, not having sufficient extent for one team. It is conceived that the County contains about 1,000,000 acres; of which, perhaps, 925,000 may be arable, consisting of 290,000 in tillage, and 635,000 in grafs.

DEVON. Farms, in general, are small, from 20 to 40 acres being the common extent; of late they have begun to increase, one farmer holding two, three or more of these tenements; but very few exceed 200, or at most 300 acres. The County is computed to contain about 1,600,000 acres, of which possibly, 1,300,000 are arable, consisting of 500,000 in tillage, and 800,000 in grafs.

CORNWALL.

CORNWALL. Farms, in general, are very small. In the eastern and more fertile parts, rents, in general, do not exceed L. 30 or L. 40, the greater part are not above L. 10 or L. 15, some few are so high as L. 100, and from that to L. 200. In the western and mining districts, farms are very small indeed, chiefly cottage-holdings. The County contains 758,484 acres; of which, it should seem, about 500,000 are arable, consisting of 250,000 in tillage, and 250,000 in grass.

In the above line of Counties, on the west of England and in Wales, the Surveys of which, for the most part, throw sufficient light upon the subject, we find the sizes of farms, with the exception of part of four or five Counties about the middle, to be, in general, small, or rather very small; and even the greater number of those which have the appearance of being large or moderate, are chiefly grazing farms, which, compared with arable ones of the same extent, require much less management. It appears that the *twelve* Counties of Wales contain about 4,685,400 acres; of which, it should seem, that perhaps 3,241,000 are arable, consisting of 1,267,000 in tillage, and 1,974,000 in grass. The *eleven* English Counties contain 11,485,296 acres; of which, perhaps, about 8,823,500 are arable, consisting of 3,768,250 in tillage, and of 5,055,250 in grass; the proportion of rich arable land allotted for grass being exceedingly great. We go on next to the Surveys of the internal Counties, lying between those upon the eastern and upon the western side of the kingdom.

NOTTINGHAM. Many freeholders occupy their own lands. The farms may, in general, be said to be small, few exceeding L. 300, and more being under than above L. 100; many, especially in the Clays, as low as L. 20, or under. The County contains 480,000 acres; of which, possibly,

possibly, 430,000 are arable, consisting of 150,000 in tillage, and 280,000 in grass.

RUTLAND. Farms are not, in general, very large, one of L. 300 or L. 400 is esteemed large; there are a great many very small. The County contains 105,000 acres; of which, perhaps, 95,000 are arable, consisting of 38,000 in tillage, and 57,000 in grass.

LEICESTER. The general size of farms is from 100 to 200 acres, though there are many much more extensive, and many much under 100, especially in the neighbourhood of great market towns; mention is made of farms of 500 acres. The County contains about 560,000 acres; of which 530,000 seem arable, and consist of 105,000 in tillage, and 425,000 in grass.

CAMBRIDGE. The Surveyor having mentioned only the rent of the largest farm in each parish, we are not enabled to form an idea of the various sizes of farms; but as the rents of these largest farms are high, for the most part, from L. 130 to L. 400, some L. 500, L. 630, and L. 700; and in few parishes, the rents said to be generally small, we may conceive that there are a great many farms of very considerable extent in this County. The County contains 443,300 acres; of which, perhaps, about 420,000 are arable, consisting of 197,000 in tillage, and 223,000 in grass.

HUNTINGDON. There are many of what may be called large farms, in the enclosed part, from L. 200 to L. 500; in the open fields, they are mostly under L. 150, and down to L. 50. The County contains about 240,000 acres; of which, perhaps, 210,000 are arable, consisting of 130,000 in tillage, and 80,000 in grass.

BEDFORD.

BEDFORD. No mention is made of the size of farms. As the husbandry appears to be exceedingly bad, they are probably, in general, small. The County contains 307,200 acres; of which, perhaps, 270,000 are arable, consisting of 200,000 in tillage, and 70,000 in grafs.

NORTHAMPTON. The yeomanry occupy their own estates, which are from L. 100 to L. 300; and part of them, besides, rent extensive farms. There are no very large farms in this County, for it is only in the old enclosed parishes that there are farms to any considerable extent; and even these seldom exceed L. 500. In the new enclosed parishes, they are generally from L. 100 to L. 300, and in the open fields, they are from L. 50 to L. 150. The County contains 582,400 acres; of which, possibly, 520,000 are arable, consisting of 280,000 in tillage, and 240,000 in grafs.

HERTFORD. There are many farms, particularly towards London, below a team; and in general, they do not exceed L. 100 or L. 120; a few are from L. 400 to L. 600, and upwards. The County is said to contain 451,000 acres; of which, probably, about 420,000 are arable, consisting of 370,000 in tillage, 50,000 in grafs.

MIDDLESEX. The Surveyors do not specify the sizes of farms. It should seem, some of the pasture farmers occupy large tracts, as an instance is mentioned, of nearly 800 cows upon the farms possessed by one tenant. The County, according to the latest Survey, contains about 217,600 acres; of which about 200,000 seem to be arable, and to consist of about 65,000 in tillage and gardens, and 135,000 in grafs.

BUCKINGHAM. Farms, for the most part, are from L. 60 to L. 250; there are not many of L. 500, and two or three at L. 1000.

L. 1000. The County contains 518,400 acres; of which, perhaps, 490,000 are arable, consisting of 240,000 in tillage, and 250,000 in grafs.

SURREY. The farms are not in extreme as to extent; perhaps a great many are too small, being from L. 30 to L. 40, and very few exceed from L. 300 to L. 400; the farms in one parish are, in general, about L. 500; probably L. 130 is the average of the County. The County contains about 481,947 acres; of which, perhaps, 410,000 are arable, consisting of 300,000 in tillage, and 110,000 in grafs.

SUSSEX. Upon the wet soils, where the farms are smallest, some exceed L. 300, but the average is under L. 100, or 200 acres; on the South Downs are large farms of 1200 acres, with 300 or 400 of marsh each, the average rent L. 350. In the rich vale on the coast, they are from L. 70 to L. 150: In another district of this vale, from L. 50 to L. 400; in another, the average is L. 200; other small districts have nine farms at L. 50. The County contains 933,360 acres; of which, perhaps, 680,000 are arable, consisting of 400,000 in tillage, and 280,000 in grafs.

DERBY. It should seem from some observations made by the Surveyor, that on the large estates, there are large farms; generally speaking, he says, there are farms in Derbyshire of a sufficient size to occupy that capital which forms full employment for a farmer; much of the County, however, is occupied in rather small farms under L. 100, by miners, manufacturers, and tradesmen; we read also of yeomen, and of the smaller landholders, called *statesmen*, both of whom, probably, have in general small quantities of land under their management. The County contains about 720,640 acres; of which 481,140 seem to be arable,

arable, consisting of nearly 96,210 in tillage, and 384,930 in grass.

STAFFORD. The farms are of all sizes, from 20 to 500 acres. Within the last 20 or 30 years, the consolidation of farms has not been uncommon. The farms are generally employed in a mixture of pasture and corn. The County contains 780,800 acres; of which, it should seem, 700,000 are arable, 500,000 being in tillage, and 200,000 in grass, consisting of 100,000 in meadow and pasture, and 100,000 in reclaimable wastes and forests.

WARWICK. The farms, upon an average, may be considered as middle-sized, or rather small farms, about 150 acres each, perhaps less; yet there are many opulent farmers and graziers who occupy large tracts of land. The County contains about 618,000 acres; of which, it should seem, about 560,000 are arable, consisting of 158,530 in tillage and gardens, and 401,470 in grass.

WORCESTER. The farms are small, from L.40 to L.300; there are certainly more under the former than above the latter value. The County contains about 540,000 acres; of which, perhaps, 480,000 are arable, consisting of 240,000 in tillage, and 240,000 in grass.

OXFORD. There are a few large estates, and many middle-sized and small ones. Farms vary much in extent, but they may be considered, generally speaking, as less than in most parts of England. The County contains about 450,000 acres; of which, perhaps, about 390,000 are arable, consisting of 150,000 in tillage, and 240,000 in grass.

BERKS. The greater proportion of the County consists of what may be deemed large farms; it is very rare to find.

find a farm under L. 100. In the Vale of White-Horfe are some smaller dairy and grazing farms; but I doubt there are more farms from L. 200 to L. 500, than of any other size. The County contains 438,977 acres; of which, perhaps, 360,000 are arable, consisting of 240,000 in tillage, 120,000 in grafs.

WILTS. In South Wilts, the farms in severalty, (or those not subject to rights of common,) are, in general, from L. 100 to L. 300, in some instances lower than L. 100, but few so high as L. 400. The tenantry yard-lands (or customary tenements) still subject to rights of common, are, in general, from L. 18 to L. 25, and some as high as L. 40. In North Wilts, are some great dairy and grazing farms, and a few large corn ones, yet a great part is still much subdivided in its occupation. Two, three, or four horses are sufficient for the ploughing of a farm in the interior of the County. The County contains about 878,000 acres; of which, perhaps, 680,000 are arable, consisting of 300,000 in tillage, and 380,000 in grafs.

HANTS. The sizes of farms vary much; the most predominant are from L. 200 to L. 300. In a farm of L. 300, the Surveyor states 400 acres arable, 100 acres of down, and 30 acres of meadow. In the Isle of Wight, farms are of a moderate size, from L. 100 to L. 400, with a few at L. 500, the average rent about 17 s. the acre. The County is said to contain 1481 square miles, which is 947,840 acres, to which adding 100,000 for the Isle of Wight, the whole is 1,047,840; of which, perhaps, 900,000 are arable, consisting of 350,000 in tillage, and 550,000 in grafs.

DORSET. In many parts, one man occupies a whole hamlet, lordship, or parish, perhaps from 1500 to 2000 acres;

acres; which I fear has been too frequently done, by laying five or six farms together. The County contains about 775,000 acres; of which, perhaps, 650,000 are arable, consisting of 250,000 in tillage, and 400,000 in grafs.

The foregoing *twenty-one* internal Counties of England, extending to about 11,569,464 acres, and consisting of 9,876,140 arable, 4,759,740 in tillage, and 5,116,400 in grafs, seem, upon the whole, to contain a pretty equal mixture of small and great, and a large proportion of what may be called middle-sized farms. In the line of Counties from Nottingham to Suffex, the farms appear to be, in general, rather larger than in that from Derby to Dorset, if we except a very few Counties in the latter, such as Wilts and Dorset, where there is so much of pasture land, and many large dairy and grazing farms. Taking the whole of England in our view, the large Counties, large estates, and large farms, appear, in general, to lye upon the east of the Kingdom, and in those regions also are to be found the greatest portion of land in corn crops, and the best husbandry.

So far as has appeared from the Surveys, England and Wales taken together, and including the Isle of Man, contain about 39,385,267 acres; of which, from various grounds of calculation and conjecture, I have been led to estimate, that, perhaps, about 31,422,240 are arable, consisting at present of 15,437,040 in tillage, and of 15,985,200 in grafs; the remaining 7,963,027 acres being occupied by mountains, hills, forests, woods, plantations, marshes, rivers, roads, buildings and other particulars, either naturally

naturally inaccessible to the plough, or set apart for other purposes than those of husbandry *. The arable land is the grand stock of the nation ; and from about *sixteen millions* of acres of it, or one-half of the whole, being employed

* *Recapitulation, &c.*

	<i>Acres.</i>	<i>Arable.</i>	<i>in Tillage.</i>	<i>in Grass.</i>
8 Eastern Counties	11,445,107	9,361,600	5,587,050	3,774,550
11 Western Counties	11,485,296	8,823,500	3,768,250	5,055,250
21 Middle Counties	11,569,464	9,876,140	4,759,740	5,116,400
Sums of the above	34,499,867	28,061,240	14,115,040	13,946,200
12 Counties of Wales	4,685,400	3,241,000	1,267,000	1,974,000
Isle of Man	200,000	120,000	55,000	65,000
Totals	39,385,267	31,422,240	15,437,040	15,985,200

Acres	39,385,267	Grass	15,985,200
Arable	31,422,240	Inarable	7,963,027
Inarable	7,963,027	Sum	23,948,227

In the above Calculations I have endeavoured, with more labour, it is to be believed, than success, to approach to some degree, however small, of certainty. They are founded partly upon what could be gathered from the Surveys themselves, partly upon other Writings, and partly upon an examination of Maps. The public, however, cannot be desired to rely upon them; for, although, in some instances, they may be near the truth, in others they may be far from it, owing to the defective materials, which, as yet, are to be met with upon the subject. In the course of the circulation of this Paper through the different Counties, it is to be hoped, that along with farther information upon other matters, such corrections will be made upon these Calculations as to render them exceedingly more accurate; for, to perfect accuracy it is, perhaps, impossible to attain, nor does that seem necessary for the Agricultural objects in view. The particular points here, upon which farther light is solicited, are the following :

1. *The*

ployed in grafs, and by far the greater part probably of that grafs land being restricted, for reasons which afterward will be mentioned, from ever being ploughed up for corn, will appear, how much of that stock is not turned

1. *The Surface-extent of each County.* In several of the County-Surveys, this extent is only said to be *computed*, not ascertained; which leaves not only the area of those Counties, but that of the Kingdom at large, in a state of uncertainty. Guided, however, with few exceptions, by what is laid down in the Surveys, I have stated the extent of England and Wales to be 39,385,267 acres; which, although it may not be exact, is perhaps not very erroneous, as it appears to be authorized, for the most part, by surface-measurements. Zimmerman makes the extent of England and Wales to be 34,631,680 acres; and Templeman makes it to be only 31,648,000; both of them having undoubtedly calculated from Maps, which give the *base* only, not the *surface* of a country; for the area of the base must every where (except in dead flats) be much smaller than the area of the surface, that is, the real and Agricultural area.

2. *The Surface-extent of the arable land in each County*; that is, the land which not only *is*, but which *may* be ploughed. This should include wastes, heaths, commons, and other lands which are accessible to the plough, although they may seldom or never have been in tillage; with the exception of such sheep-pastures and other similar tracts as have only a few inches of soil, where the profit in corn would be no compensation for the loss in grafs. Here also should be stated, the extent of fens and marshes which, by the various methods of draining, and particularly by those practised by Mr Elkington, may be soon rendered arable. It would certainly be of importance for a State to know, and to avail itself of, the extent of its arable land, as there its chief strength lies; with regard to mountains and other inarable surfaces, the subject is, comparatively, of small moment.

3. *The quantity of the arable land that is in tillage, and of the arable land that is in grafs*; distinguishing in the latter of these two, between the grafs which is permanent, and that which is occasional.

ed to the national benefit, in the degree that it might be made to extend. A small part, at least, of the *permanent* grass lands, as they are called, should be devoted entirely to tillage; and the whole of the remainder, with a few exceptions, be periodically ploughed up for four or five years, and then laid down with artificial grass, from which, besides an increased country population, (always preferable to that of cities,) would arise the double advantage, of an addition to the national corn, and of much better hay and pasture themselves, than the present system affords. It is to be conceived that the Legislature will take this subject into consideration; for nothing seems plainer, than that every country should depend less upon foreign countries for *bread-corn*, than for beef, mutton, or any thing whatever that is imaginable. What judgment is to be formed upon the present size of farms in Great Britain, and what ideas may be suggested with respect to a proper size, is reserved to an after-place in this Report; but it may be here remarked, in passing, that were the grass lands divided into a greater number of farms than they at present contain, and which would necessarily take place, upon their being employed in the manner just pointed out, the effects would be of the most desirable kind, at once to increase the numbers of men, and the means of life.

SCOTLAND.

THE natural circumstances of Scotland are very different from those of England. The Island becomes here narrower, there being few of the districts at any great distance from the sea, on either side; the climate is comparatively cold, from a more northern situation, although no country so far north enjoys so mild a temperature; and

and the weather upon both coasts is more inclement, the west being more exposed to rains from the Atlantic in the Autumn, and the east to fogs, and to cold winds in the Spring. At the same time, similar in a great degree to what obtains in England, the Counties on the eastern side are pointed out by nature, chiefly for the culture of corn; and there, in fact, have improvements in Scottish husbandry not only originated, but have already been carried to a pitch of excellence far superior to the bulk of England, and equal, at least, to the best cultivated Counties in that part of the United Kingdom. This eastern tract, however, does not stretch the whole length of Scotland, lying chiefly between the river Tweed and the Murray Frith; and no small portion of this, besides, is broken in upon by the broad girdle of the Grampian mountains, which taking a direction diagonally athwart the Country, advance from the south-west to the north-east, with almost undiminished rudeness and altitude to the sea-coast, in the neighbourhood of Aberdeen. In giving the Report upon the size of farms in this division of the Kingdom, we may begin with the County of Nairn, at the northern point.

NAIRN. The general rent of farms is from L. 15 to L. 20; a few extend from 125 to 375 English acres*. The County contains about 97,456 acres; of which 32,291 seem to be arable.

MURRAY, or ELGIN. The largest farms here are from 125 to 187 acres arable; the general extent, from 37 to 62; the farms of poor tenants in the hilly and remote parts,

* In all that follows with regard to Scotland, wherever *acres* are mentioned, *English acres* are to be understood, for the sake of uniformity.

parts, from 12 to 19 or 25. The County contains 367,560 acres; of which 155,432 seem to be arable.

BANFF. Many farms are from 125 to 250 acres arable; but, in general, they are from 50 to 75, the remainder from 6 to 19 or 25. The County contains 480,000 acres; of which 156,000 are perhaps arable.

ABERDEEN. Farms, in general, are from L. 2 to L. 100; not exceeding, upon an average, L. 15 or L. 20. The County contains about 1,209,184 acres; of which 568,688 seem to be arable.

KINCARDINE, or MEARNES. The Survey of this County is not yet printed, but according to information given me by a Gentleman residing in it, the district on the north-east, about 10 miles in length of sea-coast, of poor soil, is let, in general, from 6 to 62 acres arable, the medium, about 25 or 31; to each of which farms is annexed some coarse pasture. To the south, (the upper or hilly part not included) in the lower district, lying nearer the coast, a small number of farms are about 375 acres each; a considerable number, about 187; a larger proportion, about 75 or 87; besides which, are a good many from 12 to 25, occupied by persons who act occasionally in other lines than farming. The County contains about 243,444 acres; of which 104,000 seem to be arable.

FORFAR, or ANGUS. In the lower part of the County, farms are from L. 100 to L. 300; in the upper, from L. 10 to L. 100. The County contains 593,920 acres; of which 519,160 seem to be arable.

FIFE. Farms here are, in general, neither too small nor too large, being from 125 to 250 or 375, seldom reaching;

reaching 500 acres; the richer the soil, they are the smaller. The County contains about 323,200 acres; of which 258,700 may be considered arable.

KINROSS. The Survey is not yet printed, but the learned Gentleman [Doctor Coventry, Professor of Agriculture,] who is drawing it up, has favoured me with the following accurate detail. In the low district, the farms, in general, are from 50 to 250 acres, but the greater part nearer to 250 than to 50; in the hilly region, they are from 187 to 375. The farms, with few exceptions, are occupied by the owners themselves; one individual occupies above 1250 acres; and a few others about 500 each. There are also some small farms, or pendicles, from 5 to 15, and in some cases 25. The County contains 49,628 acres; of which very nearly one-half, or 24,814, are arable.

CLACKMANNAN. The Survey is not yet printed, but from the information given me by a Gentleman in this County, the average size of farms formerly was about 37 acres arable; at present, there is a class of farms from 375 to 625; a second more numerous from 125 to 250; but the great proportion still, is in farms of about 37; all this is exclusive of the sheep farms on the Ochil hills, several of which are very large. The County contains 30,720 acres; of which 20,000 seem to be arable.

STIRLING. The Survey is not yet printed, but according to the information given me by a Gentleman in this County, the common size of farms in the *Carse of Falkirk* is about 50 acres, none exceeding 100. The rest of the County is partly occupied by small owners at the average of about 62 acres; partly by tenants where the average
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is not much greater ; there are some farms of 160 acres, and probably, few of greater extent. The County contains 450,560 acres ; of which about 330,000 seem to be arable.

LINLITHGOW, or WEST-LOTHIAN. Farms are from 37 to 375 acres, most of them from 87 to 250 : besides, there are tenants who possess a number of separate farms. The County contains 71,680 acres ; of which about 57,000 seem to be arable.

EDINBURGH, or MID-LOTHIAN. Few farms are less than 125, and almost none amount to 375 acres arable. The County contains 230,400 acres ; of which about 150,000 are arable.

HADDINGTON, or EAST-LOTHIAN. In the low district, where the lands have been long cultivated, few farms exceed 250 acres, except where there has been some moor or meadow ground connected with them ; the average is 187 acres ; that of farms in the middle district 312, and in the upper from 375 to 500. The County contains about 184,320 acres ; of which 115,000 seem to be arable.

BERWICK. The greatest part of the County is occupied by what formerly would have been called great farmers ; many farms contain from 500 to 900 acres ; there is, however, a great difference in the size of farms, being from L. 20 to L. 800 ; those below L. 20, are only called *possessions* ; the middling class is from L. 100 to L. 300, and it is no uncommon thing for a tenant to have two or three of these. The County contains about 301,240 acres ; of which 150,000 seem to be arable.

SELKIRK.

SELKIRK. Sheep farms are large, arable farms small and few; farms, in general, are from L. 50 to L. 300, the largest is 500 acres, all arable. The County contains 153,600 acres; of which about 11,000 seem to be arable.

PEEBLES. Estates are extensive, and farms large, the average of sheep farms being 1875 acres; some are 3750, and few below 1000. Arable farms rent at L. 300, L. 100, and L. 40. The County contains 188,160 acres; of which about 18,750 are, perhaps, arable.

ROXBURGH. Farms, in general, whether for pasture or tillage, are considerably large, being from 120 to 2000 acres; it is common for a tenant to have several farms to the extent, not unfrequently, of 4000 acres, mostly in tillage; sheep-walks are of great extent. The County contains 472,320 acres; of which, perhaps, 120,000 are arable.

In the above tract of Counties, the farms, in general, enlarge as we advance from north to south; the largest are nearest the coast, and the farther from it, the farms smaller, and the husbandry worse. In the two richest districts, the Carries of Gowrie and Falkirk, (if Gowrie may be mentioned here, as it lies in Perthshire,) the farms in the former are about three times larger than in the latter, and the culture likewise appears to be as many times better; the chief exceptions to these remarks are, on the one hand, the small, but well cultivated inland County of Clackmannan; and on the other, that of Aberdeen, lying upon the coast, but where the farms are, in general, incomparably small, and any good husbandry but just beginning to make an appearance. To account for this singularity in the latter instance, it is mentioned in the Survey, that about the middle of last century, the

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farms

Farms were of much greater extent, and it should seem, the farmers more wealthy and respectable; but that towards the close of that century, bad seasons for about seven years having taken place, the tenants were reduced to poverty, and the farms being thrown into the hands of the owners, were split into small divisions, to induce poor men and even servants to take them; from which state, that County, in general, has not yet recovered. The small farms in some of the other maritime Counties, have, for the most part, hilly pastures annexed to them; and are only small, in point of arable land. The very large tillage farms are chiefly in Berwickshire, and in a part of Roxburgh. Estates in this whole tract are, for the most part, moderate, the landed properties of vast extent, lying chiefly upon the western side of Scotland.

These seventeen Counties contain about 5,447,392 acres; of which, perhaps, 2,790,695 are arable land. It is to be here observed, that, unlike to what so generally takes place in England, all the arable lands in Scotland, if we except grass grounds laid out in lawns and open groves immediately adjoining to the seats of the Nobility and Gentry, are either always or occasionally in tillage. The fault in Scotland indeed, in times past especially, has been to plough too much, even steeps and hills themselves; but that is already, in general, amply corrected by very numerous and extensive plantations. We turn next to the Counties upon the North and North-west of Scotland.

FIVE NORTHERN COUNTIES. In the County of ORKNEY, the size of tillage farms, in that part particularly called *Orkney*, varies from 2 to 250 acres, but the general extent is only about 10. In that part called *Sketland*, there are, for the most part, very small occupiers, as they depend chiefly upon fishing. In the County of CAITHNESS, the

the size of farms in the hilly and mountainous district is not mentioned: In the lower one, the lands are, in general, occupied by small tenants from L. 1, to L. 8, or L. 10; sometimes a considerable tract is let from L. 50, to L. 300 to a tackfman who has a great number of tenants under him. In the County of SUTHERLAND, the farms on the east coast are small, as to arable land; there being only two large ones, belonging to the mansion-house of the Sutherland estate: In the central highland parts, with the exception of a few farms, the arable land is occupied from 2 to 5 acres. In the western district, it should seem, the farms are somewhat larger. In the County of Ross, on the east coast, are respectable tenants, who have pretty large farms, particularly in pasture, but by far the greater proportion is occupied by small tenants and cottagers. In the central highland part, there was formerly a number of small tenants, but the grounds are now converting from cattle to sheep farms. On the west coast, among other obstacles to improvement, are mentioned small farms: In the Island of Lewis are said to be large farms; but I suspect they are held by tackfmen who have many little tenants under them. In the peninsula of the Black Isle, comprehending the petty County of CROMARTY, and a small part of those of Nairn and Ross, farms are generally small, from 19 to 62 acres arable; very few run to 100; those under 19 are occupied by cottagers; one farm consists of 475, of which about 156 are arable. These five Counties are stated to contain 5,089,200 acres; of which, (not including the Isle of Lewis) only 448,000 are said to be productive lands, that is, not only lands in tillage, but such meadows and pastures as can be accounted at all valuable; and of these 448,000, only 28,000 are enclosed and cultivated in a satisfactory manner, 15,000 of which are in the Counties of Ross and Cromarty. From what is said in the Surveys, that there are

many heath and moss commons, many wild moors and sloping sides of hills, which might be converted into tillage; that every farm in many places has some land adjoining to it fit for improvement; that in particular, the arable land of Shetland might be quadrupled, and in some places made tenfold; and that when, in addition to these, we include the land fit for tillage in Lewis, perhaps in the whole five Counties, the land which is arable, or which might easily be made so, may exceed 400,000 acres.

INVERNESS. From the Statistical Account of Scotland, and from what has been communicated to me by persons acquainted with the County at large, (for the printed Survey comprehends only a small part,) it appears, that an extreme diversity takes place with regard to the size of farms. On the east coast, farms are, in general, very small: In one parish, consisting of about 10,000 acres, there are about 60 tenants, who pay from L. 15 to L. 20, and a few from L. 30 to L. 60, besides cottagers who pay from 5 s. to L. 5: In another, consisting of nearly 40,000 acres, 5000 of which are arable, there are 270 farmers, the more considerable of whom pay from L. 40 to L. 300; and small farms are beginning to disappear. In the western parts, tenants, in general, pay L. 20, where they have arable grounds along with the hills; but the hill sheep farms having become very extensive, rent from L. 100 to L. 200, although the greater part pay about L. 60. In the southern parts, as in Lochaber, seem to be the largest farms in the County; in one parish, the base of which consists of 376,960 acres, there are 93 farms, renting, some at L. 100, one at L. 340, but the most part at L. 50; in the larger farms are 27 acres in tillage, and 34,973 in sheep pasture; the rent of the pasture grounds about 4 d. the acre, and there are 14,000 acres in wood.

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In the islands belonging to the County, some of them, as Harris, are occupied by a few tacksmen, and the farms are very large; in others, as North-Uist, the tacksmen are beginning to disappear; in others, as Sky, they have disappeared almost altogether, and farmers depend upon the proprietor alone. The whole County, exclusive of lakes, seems to contain about 2,807,198 acres; the Continent 1,850,240, the Islands 956,958. The arable land, perhaps, amounts only to about 150,000 acres.

PERTH. In *Breadalbane* and *Athole*, or the highland parts, farms, says the Surveyor, are the very smallest, some few large ones excepted: Those on the sides of Loch Tay contain on a par about 25 acres infield, 19 outfield, 12 meadow, 44 green pasture, 12 woody waste, and about 312 of moor; but these are merely nominal farms or petty townships, being subdivided into real holdings, four times less; and these little farmers have crofters or subtenants under them, below whom, farther, are cottagers. In the *Carse of Gowrie*, about one-third of the farms are from 125 to 375 acres arable; the remainder, in small farms, from 37 to 125; there are only three farmers who rent 625 acres arable. In *Strathearn* and *Monteath*, the extent of farms, pendicles excepted, is from 37 to 500 acres; the farms are largest where the country is most improved; and among the obstacles to improvement, are a number of farms in a single village, where there are several tenants having a single plough only among them. The Surveyor details a certain arable farm in Monteath, consisting of 175 acres, and the rent L. 210. According to information given me by a Gentleman acquainted particularly with Strathearn, the general size of arable farms is from 150 to 175 acres; some are 375, and a considerable number about 37 or 50. The county,
exclusive

exclusive of lakes, contains about 1,519,780 acres; of which, 267,970 are perhaps arable.

ARGYLE. The printed Survey of this County comprehends only a portion of it. The following particulars are taken, partly from what it contains, partly from the Statistical Account, and other sources of intelligence. In general, according to the information given me from a respectable quarter, farms are small, from L. 2 to L. 20; except where sheep-farms are established, where they are necessarily of extent; and these small arable farms, whether in tillage or in pasture, seem to lye chiefly in the peninsula of Kintyre, and in a few of the islands, although they are to be met with also in some of the inland parts. In many places, one farm is occupied, in common, by a number of persons called tenants (not farmers,) where the share of each tenant is often not marked out, and where the work is carried on, without servants, by all the families. The following details will throw more particular light upon the size and state of farms in this County. In one parish, consisting of about 20,000 acres, the rent of arable farms is between L. 40 and L. 80; there is one estate containing 3822 acres, of which 1026 are arable; there are 100 tenants, 24 crofters, and 133 cottagers; there are 4 tenants, sometimes 6 or 8 upon one farm; the crofter has only 1, 2, or 3 arable acres, with grafs for 1 or 2 cows; the cottager has a small house and garden, and often a cow's grafs and bit of potatoe land, for which he pays rent and services to the proprietor. In another parish near to the former, are only a few gentlemen tacksmen occupying whole farms at L. 200, L. 100 and L. 50; and only about one-fiftieth part of the parish is arable. In another parish consisting of 61,440 acres, two tacksmen occupy 4 farms each; two occupy 2 each;

2 each; five occupy 1 each; and there are 90 small tenants. In another parish, there are 5 farms at above L. 50, and 48 below that rent. In another, not far from the former, few farms are let below L. 60, and some pay more than L. 200. In another parish consisting of about 60,000 acres, there are 32 farms, 17 of which are in the hands of gentlemen tacksmen, and some of them extend to 5000 and 7000 acres. There is a single sheep-farm in a parish in the northern parts, 30 miles long, by 3 or 4 broad, the largest in Great Britain, and probably in the world; the very base of it containing between 60,000 and 70,000 acres. The whole County, exclusive of lakes, seems to contain about 1,817,720 acres; the continent 1,364,080; the islands 453,640. The arable land is perhaps about 120,000 acres.

BUTE. No particular Survey has yet been made of this County, by appointment of the Board of Agriculture. In the Statistical Account of one of the parishes in the Isle of Bute, (the most fertile division of the County) farms, it is said, rent from L. 30 to L. 60. The County seems to contain about 143,460 acres; of which perhaps about 8000 are arable.

These are the Counties emphatically called the *Highlands*, and which ought to have been styled the *High Mountains* of Scotland. They differ, in extreme, from those upon the east, and are destined, in a vast majority of instances, almost entirely for grazing farms. The small farms, we observe, lie towards the northern extremities, enlarging progressively, in general to the south, and owing to the vast differences of surface and of capital, the farms, upon the whole, differ from one another so excessively in size, that in this huge theatre of heights and hollows, are to be found at once, the smallest and

and the largest in Great Britain. With regard to the proper size of a highland farm, if we were to speak abstractedly from circumstances, "Follow nature," should seem to be the rule; for unlike to flat champaign countries, the highlands and islands are laid out by nature into large separate farms, having each their hill and dale, with bounding lines or marches strongly marked; and were each of these, what may be called *natural* farms, to be occupied by one sufficient farmer, more corn would be raised, as well as more men and beasts maintained. But every person who knows the circumstances of the highlands, will see that this is impossible in the present state of things there, for there are very few individuals who have capitals for such farms. The present occupiers are of four very different descriptions: The first, gentlemen tacksmen, who occupy one or more entire farms, each, in his own person. The second, tenants, to the number of 2, 4, 6, or 8, who conjunctly occupy only one farm; and that commonly let to them by a tacksmen, who in many places binds them to carriages, and services of all kinds, and frequently accepts of their labour as rent itself. The third, crofters, who have a few acres: And the fourth, cottagers, who have still fewer. Of these four, it is only one class the tacksmen, the least numerous by far of the whole, who have a capital for even a moderately sized farm. There is a fifth class, indeed, just emerging into view, in several places, consisting of what may be called *genuine* farmers, who have a reasonable extent of ground, and depend entirely upon the landlord, the number of whom it is hoped will increase, by which, farms will be more equalized, and farmers become more independent; but this must not only require a course of time, but much patronage on the part of the landed interest. The extent of these highland counties, (according to what has been stated above

above from maps, and which must be much less than the truth,) amounts in the whole to 11,377,358 acres; of which, only 945,970 seem arable. We proceed next to the remaining division of Scotland, the Counties lying chiefly upon the South-west; and begin with Dunbartonshire, the northern point.

DUNBARTON. The farms in tillage are generally very small, the average about 62 acres; a few are 125. The farms, partly in tillage, partly in pasture, are from 125 to 250. Stock farms contain, upon an average, about 750; and there is one of several thousands. In some particular districts, the farms are, in general, very small, many of them 37 acres, and some 12 or 15, where the owners are the farmers. The Duke of Argyle's farm of 1125 acres, has 375 arable. The County, exclusive of lakes, contains 156,510 acres; of which about 88,400 seem to be arable.

RENFREW. The plan of the proprietors, it is said by the Surveyor, is to have small farms, from 62 to 87 acres; and he mentions some particular farms of 125, 187, 250, and one of 375. The County contains about 157,400 acres; of which 100,000 seem to be arable.

LANARK, or CLYDESDALE. Sheep farms, in the upper parts, had formerly flocks of 1000 sheep; of late, there are some, from 3000 to 7000. Formerly all the arable farms were small, scarcely any exceeding L. 80, and few near so much; now, there are farms from L. 200 to L. 600, but the greatest part are of a moderate extent, from L. 30 to L. 150. The County contains about 556,800 acres; of which, 230,000 seem to be arable.

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AYR. Formerly the arable farms were generally small, a plough-gate, or four horse-work,) being a common sized farm, and two or three farmers were usually joined together. The moor farmers occupied great tracts of land. There is not capital for large farms; where men rent according to their means, there is great variety of farms, as here. Almost no other particulars are mentioned in the Survey; but probably, from what is hinted in it, farms, upon an average, are small. The County contains about 662,005 acres; of which, possibly, 440,000 are arable.

GALLOWAY, or the two Counties of **WIGTOUN,** and **KIRKCUDBRIGHT.** Two-thirds of Galloway are moor farms for sheep; the other third, with some deductions, is arable for agriculture, and breeding the larger cattle; 375 acres are reckoned a good large farm in the low country; there are some 875, and even 1875; but, in general, they run from 187 to 375, from 7s. 6d. to 10s. of rent, at an average. The moor, or sheep farms, vary much in size, 5000 or 6250 acres may be reckoned a large one; there are proprietors who farm some thousands a-year. Galloway contains about 853,120 acres; of which 250,000 seem to be arable.

DUMFRIES. The farms are of all sizes, from very large to very small; in general, much larger in Nithsdale than in Eskdale and Annandale; the soil in the two latter being generally cold, wet, and lying upon a bed of till or clay, but in the former, for the most part, warm, dry, kindly, and lying upon a bed of sandy gravel. From what is farther said in the Survey, that there are a considerable number of small proprietors, probably there is a large proportion of small arable farms in this County.

The

The County is supposed to contain about 860,160 acres ; of which, perhaps, about 400,000 are arable.

While the Counties upon the east, if we except Selkirk, Peebles, and a portion of some others, are chiefly calculated for corn, and those on the north and north-west chiefly for grafs, these just mentioned are adapted, partly for the one purpose, and partly for the other ; the sizes of corn farms here are smaller than those upon the east, and appear, in general, to enlarge as we advance from the north to the south. The leading system, according to nature, seems to be *breeding and grazing* in several of the Counties ; yet the culture of corn and of the dairy can be very largely and successfully introduced. These Counties contain about 3,245,995 acres ; of which 1,508,400 seem to be arable.

The whole of Scotland seems to contain about 20,070,745 acres ; of which, perhaps, only 5,245,065 are arable *.

In

* *Recapitulations.*

	<i>Acres.</i>	<i>Arable.</i>
Eastern Counties	5,447,392	2,790,695
Northern and North-Western	11,377,358	945,970
South-Western	3,245,695	1,508,400
Totals	20,070,745	5,245,065
England	39,385,267	31,422,240
Scotland	20,070,745	5,245,065
Totals	59,456,012	36,667,305

E. 2

Remarks,

In general, the size of corn farms in Scotland is more moderate than in England, there being fewer instances of such as are either of a very great or of a very small extent. In the most part of the Highlands and Islands, indeed, tillage is necessarily restrained within the very smallest compass; and this not entirely owing to the exceedingly little quantity of arable land there, but also, partly to the wetness of the climate upon the west, where the dry season, continuing only for about four months, does not allow the corns to ripen; and partly, to the necessity of often retaining in grass what little there is of corn soil, for the sake of winter forage. Taking the whole within our view, there are greater deviations from the proper size of farms, and greater difficulties in the way of correcting these in the Highlands of Scotland, than any where else in Great Britain. The want of capital explains this infelicity; for it is only the *very few* who have money, the *very many* have little or none. Without these very few, that is the tacksmen, farming could not have been carried on at all; and hence, although the system of employing tacksmen is in itself to be condemned, yet considering the circumstances of the Highlands, it has been found to be a matter of such necessity, that it cannot be abolished, while these circumstances remain. Nothing but a change to the better, in the fortunes of the
little

Remarks, similar to those formerly made upon the calculations with regard to England, apply to the above, respecting Scotland. The extent of several of the Counties, as Nairn, Elgin, Banff, Inverness, Argyle, and some others, I have calculated from Ainslie's Map of Scotland. More exact information, it is to be hoped, will be communicated upon these and all other points relating to the subject of this Paper, in the course of its circulation through the kingdom.

little tenants, can produce such a desirable revolution, and no other means seem adequate to this end, than for the Landlords to divide their farms, especially the large ones, to lower, for a while, the rent, to lend a little money, and to take off all burdens and services; the probable consequences of which would be, that in no long period of time, the tenants would acquire capitals, cultivate their lands better, and be able at last to pay greater rents than any Highland Landlord had ever received. As the tenants would rise, the tacksmen would fall; for two or three of the former would be able to afford a greater rent than one of the latter, as they would personally superintend the whole of their business, which, in other words, would be managing better, and having less rank and name to support, they would be satisfied with less profit and fortune.

Notwithstanding great natural obstacles, the Noblemen and Gentlemen of the Highlands and Islands of Scotland, have a treasure in their hands, which, were proper skill and energy exerted, might be turned to their own and to the national advantage, in a degree that is infinite. By establishing proper sized farms, the consequences of which would be, an increase both of Agricultural population and of profit; by instituting manufactures of wool, and of every other material derived from sheep and cattle, which would furnish a home market, and give bread to many additional thousands; by carrying the manufacture of kelp to a greater extent than it at present is; and chief of all, by erecting fishing towns, and prosecuting the inexhaustible fisheries in the adjacent seas, population and wealth would increase to such a degree, as to render these regions the most valuable in the United Kingdoms. Probably, from the operation of all these means together, the
Western

Western Highlands and Isles might become the source of greater public and private benefit, than if the whole area on which they stand were to be converted into an inland plain, capable of bearing crops of corn over the whole of its extent.

II. PARTICULAR EFFECTS of the PRESENT SIZE OF FARMS.

HITHERTO of the various sizes of farms which at present actually take place in Great Britain, where the main object has been simply to state facts. The striking diversity that obtains would be unaccountable, were we not to take a number of different circumstances together into our view, from each of which, less or more, it seems to have been derived. The great quantity of land in England and Scotland, and particularly in the former, which is occupied in very small portions, may be ascribed, partly to the infancy of Agriculture, partly to the want of capital, but there are peculiar causes besides, which have produced this event in England. Small farms appear there, to have derived their birth from a variety of sources, and which accounts for their numbers. The common fields, which are so frequent and extensive, are naturally destined for small farms; as no person of any capital, and who is wise, will embark his fortune in such an exposed and dependent situation. Tithes also seem to have operated strongly, although indirectly, in favour of petty tenants, for grass lands being subject to little or no tithe and other burdens, small capitals, which are always the most numerous, are adequate to the stocking of these, for grazing

zing or for the dairy ; and hence it is, that in consequence of evading tithes, the rents of grass lands are so high, small farms so numerous, and prohibitory penalties so heavy against breaking up grass grounds for corn, in a great many of the Counties. Farther, of all circumstances whatever, perhaps the want of leases, so very general over England, has tended the most directly and effectually to prevent the enlargement of farms ; for in that precarious state, few persons will be so foolish as to stock an extensive farm, but rather employ their capital in trade, manufactures, or otherwise. To all this may be added, that the yeomanry and manufacturers, both of them very numerous classes of men in England, have contributed to the division of land into small portions ; the former, from being habituated to a rural life, and flattered with the sense of what they have being their own, having, in general, continued till this day to farm their own landed properties, which, for the most part, are small ; the latter, for the sake of convenience, occupying an infinite number of little tenements around the towns and villages where they live, and able to give a higher rent than the great farmer, because their chief dependence is not upon crops, but upon the profits of their separate professions.

Large farms, on the other hand, have taken their rise from circumstances the reverse of all these. Upon the division and enclosing of commons and common fields, tenants on a great scale have made their appearance. Wherever we find extensive landed property, especially at a distance from towns, the tenant who has a great capital has generally been preferred ; large estates giving birth to large farms, and nearly of equal sizes. But nothing has contributed so much to this end, as the granting of leases ; for we, no where, almost, find large farms without them.

Among

among the many instances that might be cited, is Cambridgeshire, where the Surveyor has gone from parish to parish, and among his numerous observations we find, that, for the most part, there is only one farm in each parish that has a lease, and that farm is the largest of the whole. In short, wherever encouragement has been given to farmers, by commuting tithes and taking off burdens, wherever a spirit for improvement has been excited and propagated by landlords, wherever agriculture is understood, and the lights of husbandry shine, we find large farms. But in all that has been stated, I have had no intention, however, to determine whether small or large farms are best; reserving my own ideas upon that point to a subsequent place; but merely to show to what causes their actual existence, whether good or bad, is to be traced. The sentiments of the Surveyors, as to the particular effects of small farms and of large farms, is a different point, and to which we now proceed, as being the subject laid down for this Article.

Upon collecting the sentiments of the Gentlemen who have made the Surveys, we find a *very general* verdict in condemnation of small farms. There are but a few instances in which it has been stated, or insinuated, that farms are of too large a size, and these refer chiefly to some districts in the Counties of Berwick, Roxburgh, Northumberland, Lincoln, Norfolk and Dorset. Instead of quoting from each of the County Surveys, which would occupy not only too much room, but occasion numberless repetitions, it seems better to arrange, under a few common heads, the substance of what is said in them, which will at once comprise the subject within a small compass, and include the whole of the observations made. These general points may be reduced to what has been directly
or

or indirectly advanced concerning The advantages and disadvantages of small farms ; The advantages and disadvantages of large farms ; The circumstances that ought to determine where a farm should be comparatively small, and where it should be comparatively large ; and The proper size of farms in general, with the appendages which ought to be connected with them, to give them their full and desirable effect.

With regard to the first point, *The advantages of small farms*, it is stated, that where the class of men of inferior capital are the majority, small farms may have their advantages ; that in moderately small farms, the landlord has the choice of twenty tenants, in place of one for a farm of L. 1000 a-year ; that the little farmer supplies the market with his poultry, pigs, and eggs ; that if the large farm, of 1500 or 2000 acres, were divided into ten or twelve little ones, the labour would be done by the farmers and their families ; every minute article of provision for the market would be attended to, not worth the great farmer's while, their families would be brought up with comfort ; the children trained to industry in their early youth, would be fitted to become the best of farmers and artificers, and the most orderly members of society. Compare, it is said, the population, produce, and advantage which the State and individuals derive from 1000 acres in one farm, in opposition to the same quantity of similar soil, divided into seven or eight farms of different sizes, from 250 to 80 acres, which may be found in many of the eastern as well as midland counties. These are remarks made by only four or five of the Surveyors ; a few other passing observations are also to be met with, but they contain assertions, not arguments. The reader will observe, that in the above quotations, there is no just comparison between small and large farms ; for

it is not moderately small, and moderately large farms, that are there contrasted with one another, which is the only equal comparison, but good middle-sized farms from about 150 to 200 acres, with very immoderately large ones, from 1500 to 2000. The farms, which these Surveyors would pass for small ones, are really very far above the highest average of small farms in Great Britain, which I believe will be found not to amount to even 30 or 40 acres; and the farms which they state as large, are so very far above the highest average of large farms, that they should be considered as exceptions. I take no side in the controversy about large and small farms, because I have not been able to find out which side is least in the wrong; but I make these observations here, in order to put the public on their guard as to the candour of those who write in favour of small farms; for an unfairness and an inflammatory tendency will be found to run, in general, through their whole arguments. Let large farms be condemned over all the Island, if there be cause for it, but let them have a fair trial.

On the other hand, The *disadvantages of small farms* are held forth, enlarged upon, and repeated by the whole of the Surveyors who have treated of the subject, except the few above-mentioned. In very small farms, it is said, that every species of bad husbandry is practised, the land foul, no ability to manure, poverty of produce, the occupation wretched and miserable, the habitations still more wretched; That small farms are obstacles to improvement, for there are neither stocks nor minds for the undertaking, no perfect rotation of management, no economy of labour by grass and winter crops, no room to change land from tillage to grass seeds, and to pasture for sheep, which in many places is the grand improvement of land;

land; That, in a farm in miniature, such as that of 50 acres, there is not labour for half a team; That, in small farms there is not that capital which is indispensable in managing business, either for selling or buying at the most advantageous time. It is particularly observed, that in small farms there cannot be an œconomy of labour, as for example, in driving dung with one cart, which never can be done so frugally as with two, three, or four, which constantly employ all hands, and besides give an opportunity of speedily ploughing in the manure; a single plough also must frequently be unyoked, especially if the land should be sown as soon as ploughed, by which a great deal of time is lost. Farther, it is remarked, that in districts where small farms prevail, there are few cottages, on account of the poor's rates; most of the farm servants being young, unmarried, and boarding in the farmer's house. It would be endless to state what is so often repeated in the Surveys, That, the small farm is found to be attended with an insufficient capital, with puny enclosures down to two acres, and with wretched husbandry; That, the poor farmer is always a bad one, the lower the rent the poorer the tenant, and the husbandry worse; That, idleness and laziness prevail; That, a small farm is not worth the attention of any man of ingenuity and property.

With respect next to *The advantages of large farms*, it is stated, that in such farms only are found the greatest improvement, the greatest regularity and good management; that the produce of a certain number of acres in a farm of L. 500 or L. 600 rent, very much exceeds that of an equal number of acres and equal soil, in a farm of L. 50 or L. 60, both in quantity and quality, owing to a superior cultivation arising from the capital, and hence, small farms are a loss to the public. The greatest improvements, it is said, are made on large farms,

from 200 to 500 acres ; four farms of 50 acres each, laid together, will produce, under proper management, one-fourth more than in separate allotments. The good husbandry in Suffolk is ascribed to the large farms there. A great argument for large farms, is said to be, that they can keep a flock of sheep, as in Norfolk, which is the greatest improvement to poor land. " Who keeps good horses, (it is asked in one of the Surveys,) and feeds them well ? Who makes the completest fallow, takes the deepest furrow and ploughs best ? Who has the greatest number of hands and sufficient strength for catching the proper season, by which the crop upon the best grounds is often regulated ? Who drives the most manure, and raises the weightiest crops ? We believe, in general, that it is the large farmer." The crops of the large farmers, it is said in another Survey, are greater than those of the small, owing to their sowing more turnips and vetches, and consequently keeping a larger folding stock: The large farmers carry all their dung on their pasture land, and support their arable by folding, lime, and other manures ; the small farmers act directly the reverse: The large farmers all plough with oxen, the small farmers with horses. A farmer of L. 60 must keep *three* horses, for he cannot plough with less, and one of L. 500 will not keep more than *eight*, which is a comparative saving of twenty horses, and justifies a predilection for large corn farms.

There are other advantages of large farms, referring more particularly to population. Upon all enclosures, farms, it is said, have generally been made larger, and the population of England has encreased one-third within these fifty years, owing to enclosures. It is almost the universal report in the Surveys, that enclosures have increased population ; and among the reasons assigned, it has

has been stated, that enclosures require an increase of capital, attention, and labour; that superior culture requires more hands; that the less open a country is in downs, wastes, and commons, the less poverty and idleness: Suppose, it is said, 500 acres of arable land, which formerly was common fields, to be let to one grazing farmer, twenty out of twenty-five of the former inhabitants may be turned out; but from the cattle and sheep of the stock, employment and bread will be given to such a great variety of classes of manufacturers, that probably the number of people who derive subsistence from these 500 acres will be double of the twenty-five former inhabitants. Enclosures, it is said in another Survey, increase manual labour, and the number of labourers for fencing, draining, making of roads, and other particulars; arable land requiring more manual labour than pasture, is more favourable to population; and although the number of farmers and of labourers should be reduced on a large farm, as it can be cultivated with proportionably fewer horses and servants, yet the large farmer will send a greater quantity of provisions to the market, and feed an increased population *elsewhere*, although *not on the spot*. Other Surveys state, that greater population is produced even on the spot. It is said, that while population has chiefly decreased where the lands are in grazings, in those which are under the plough, it has considerably increased; that large farmers are favourable to population, having few house-servants, as in Northumberland, where there are seldom more than two men and two maids, the ploughmen, carters, barn-men, shepherds, and others, having each a house of their own, and generally are married; that in great farms the number of farmers only is diminished, that of married labourers is increased, owing to superior management, more work being executed, and more hands employed.

employed upon a large farm, than upon the same extent of land divided into small ones *.

On the other hand, as to *The disadvantages of large farms*, it is stated, that the large farmer can keep back the produce, and raise the price of grain, because he has so large a capital; although to this it has been replied, that a bounty, or low duties on importation, would prevent the evil, and even were farms never so great, the additional quantity of land brought into tillage and superior cultivation, would call forth an abundance of persons, who, from various motives, would send their produce to market. Large farms, it is also said, place the great farmer at too wide a distance from the labourer, whom he considers as a mere vassal, who, when his activity ceases, becomes a pauper; and every article comes through many hands before it reach him, when laying out his money in the village shop. In two or three Counties, depopulation is ascribed

* See Appendix No. I. for some detailed instances of increased population upon large farms. Upon this point, however, the reader is to be cautioned against entertaining an idea, that wherever there are large farms, there is also an increased population, for nowhere, probably, is this the case, unless at the same time there be an *improved culture*. It is true, that often, and perhaps, in general, there is in fact, an improved cultivation and management upon converting a few small farms into a large one; but it is never to be forgotten, that it is from these circumstances that large farms are enabled to beget a superior population as well as produce. Upon these taking place, population will even increase upon the spot in corn-farms as well as at a distance. This is not the case with pasture farms, especially with mere grazings, which of all others are the most unfavourable to population; but they are necessary, and perhaps support population at a distance, in a greater degree than corn farms.

ascribed to large farms and enclosures; other Surveyors, without sufficiently adducing facts, represent, that a monopoly of farms should be checked, as hurtful to agriculture, manufactures, and trade; that this monopoly is the greatest evil attending enclosures, for small farmers are made labourers, and even come upon the poor's rates; that enclosures have driven away the hardy yeomanry, and the consequences would be fatal, if trade were to fail.

In the next place, notwithstanding the diversity of sentiments concerning small and large farms, (although there are but few of the Surveyors who favour the former), it seems admitted on both sides, that there are some situations peculiarly fitted for those that are comparatively small; and others, for those that are comparatively large. The *situations for small farms* are stated to be wet soils, which require more labour and attention. In the strong wet loams of Suffolk, it is said, there are many small farms from L. 200 to L. 100. Fertile lands are also recommended, which require little to be laid out, and are therefore fitter for a small farmer. In a situation *already improved*, totally independent on stock or the dairy, small farmers are better, it is said, as the engrossing such farms may in some measure discourage population. The *situations for large farms* are laid down as the reverse; the farms in Suffex, and every where, it is said, are constantly found much more extensive and of superior arrangement, upon dry soils. In the maritime sandy district of Suffolk, the best cultivated in England, and under the management of wealthy farmers, are the large farms of the County, many at L. 300, and one of the best at L. 900, consisting of about 3000 acres; on the light soils, it is said, much more profit being made than on the heavy ones, which shows that the management of the farms is exceedingly better understood. Large farms, it is also said, should be on bad lands,

lands, because these require a great capital; and also where sheep are cultivated, as the same shepherd can as easily attend 500 as 100 sheep. In situations that are only *as yet improving*, or where much cultivation is required, farms, it is said, should be large, both for population and product; at least, this is invariably found to be so in the County of Cardigan.

Lastly, some observations have been made in the Surveys, as to the limits which ought to be assigned both to small and to large farms, as they may be too small on the one hand, and too large on the other. The *proper size* is not any absolute quantity, but a number of various quantities, lying in the middle, as it were, between extremes on each side. In pursuance of this idea, which several of the Surveyors have had in their eye, it has been stated by one, that perhaps, it would be politic, that no farm should be under L. 100, and few above L. 500; by another, that farms properly laid out according to their soils, from L. 400 to L. 200 are most desirable for the proprietors and the community; by a third, that it is the opinion of the most experienced men, that farms from 200 to 500 acres can be managed better for the farmer and for the public, than smaller ones. In the Survey of Berkshire, it is said, that in the open and hilly parts, there is some plea for large farms depending on sheep, which the little farmer cannot avail himself of; but where the land is good, or the country inclined to graze, farms should not run so large as 300 or 400 acres. It is mentioned by several of the writers, that the size of farms should be regulated by a variety of circumstances, soil, situation, and modes of husbandry; that every country has its level and peculiar size of farms; but the best is, where there is the most proportional produce for the least proportional expence; in dairy farms, in farms partly for breeding cattle, partly for corn, in garden farms for raising esculent vegetables,

vegetables, where all the work is done by the farmer and his family, small farmers can bring their produce to market on equal terms with large ones ; but on such farms as Wiltshire downs, where horses are necessary to plough, and sheep to manure land, the great farmer, with little addition of servants and horses, can manage double the quantity of land that a small farmer can, who, besides, has little employment for his family, wife, and daughters ; and hence, perhaps, the lowest size, it is said, for such a farm should be, where there are six horses (I suppose two ploughs,) and the highest, nine, or ten, to be managed without a bailiff, under the master's eye, with one head-carter and head-shepherd. Circumstances, it is mentioned by several of the Surveyors, should regulate the size of farms, as in Norfolk, where there should be a flock of sheep for dung ; and in South-Wilts, where there should be a water meadow and sheep-down for dung, where mere arable land will not answer.

This Article cannot be concluded, without stating certain appendages which ought to be connected with proper sized farms, in order to give them their full effect ; and the rational as well as generous ideas thrown out by a number of the Surveyors on this point, highly deserve the attention both of landlords and of tenants : I mean an *establishment for married servants or cottagers*. This has been pointed out, in general, to be a good comfortable house, grass-land for one or two cows, and wages paid in kind. The labourer, it is said, who can keep a cow and a few pigs, is always a faithful servant ; he has a stake in the common interest of the country, and is not prone to sedition ; he is a strong link in the chain of national security ; and there cannot be too many such places attached to large farms. In the County of Rutland, it is

G.

related

related, are a great many cottagers, having small portions of land, to enable them to keep one or two cows, without preventing them from working constantly as day-labourers ; the benefit is felt by the cottagers in the greatest degree, and also by the proprietors and tenants, in the lowness of the poor's rates, the industry and good order of that description of labourers ; and their small portions are generally well managed and made the most of. Instances are given in the County of Oxford, of such cottagers having land, bringing up their families in a more neat and decent manner than those who have none ; the practice never failing to give an industrious turn even to those who were before idle and profligate, and the poor's rates falling comparatively very low. These are labourers, it is continued, and good ones ; their little concerns are managed by their wives and children, with their own assistance, after the day's work is over ; they bring a supply of poultry and fruit to the market ; and although their lands are let cheaper than the farms, the farmers are enabled to pay a greater rent, as the poor's rates are so easy. The practice of paying servants wages in kind, and at a low rate, is also recommended ; a particular example of this is given in the Survey of Northumberland, where the married servants, besides having wool, potatoes planted, a pig tethered, coals led, and other little conveniences, have two cows kept, and their wages paid in wheat and other grain.

III. GENERAL

III. GENERAL OBSERVATIONS *upon the* PROPER SIZE OF FARMS.

UNDER the two preceding Heads, I have comprised what has been stated by the Surveyors, and as much as brevity could possibly admit, in their own words; reserving any general remarks, or ideas of my own, to this place at the conclusion. The subject is of great magnitude, whether we consider the quantity of the productions of the earth, or the numbers of mankind that depend upon husbandry; for both of these have an intimate connexion with the just size of farms, and will be alike diminished either when their extent is too small, or when it is too great. Although much light has been thrown upon the question in general, and many particular observations of importance have been made by the Gentlemen who have written the Surveys, no small difficulties remain, as to its solution. Nor is this to be regarded as a matter of surprize. Agriculture, as being one of the most difficult, is the slowest in its progress of all the arts; advances have naturally been made, first in order, in those branches that are easiest understood, or where there was an immediate demand for something better; the discovery of what relates to a part goes before what relates to a whole; and hence has it come to pass, that many great improvements have been made with regard to the ploughing of a field, the construction of an instrument, the formation of a water-meadow, the introduction of fallowing, green crops, and other articles of a particular nature; while several of those of a general kind, such as the proper quantity of land for a farm, in which both the individual and community are highly concerned, remain till this day unascertained, either by any common mode in practice, or by any general principle.

in theory. In many Parishes and Counties, where there are uniform rules adopted for almost every thing else in husbandry, there is no rule for the size of farms; very large and very small ones being found intermixed, and often immediately contiguous to one another, as chance, or custom, or caprice, have directed.

In what has been suggested in the Surveys and other Agricultural writings, with a view to the settling of this object, in place of any one clear and uniform principle, we find a multiplicity of standards held forth, and none of them with precision. Farms are directed to have different sizes according to different soils, different situations, different modes of husbandry, and other circumstances; but what the particular difference should be, is not explained. The rules, if they can be called so, are taken from the farm, or subject wrought upon, not from the agent or farmer himself, who stands at the centre, and turns round all the wheels of husbandry. From this last circumstance, the leading inquiry upon this subject should rather seem to be, *What is the farmer?* As he is that living power which actuates the whole system of Agriculture through all its branches, in all soils, all situations, all modes of husbandry, the size of a farm should take its law from *him*, more directly than from any other circumstance whatever. Not by any means, that soil and other external circumstances should be left out of view; but, that in regulating the size of a farm, it is the farmer who gives the key to the whole. Unless this point be understood, farms may be said to be too large or too small, or of a right size, but we shall have no reason given for this, but mere assertion.

It may be proper, therefore, here, to consider What is the profession of a farmer? What constitutes his description,

tion, makes him efficient, useful to himself and to his country? To say, that he is a person who cultivates land, understands that culture, and, besides, has a capital sufficient for his business, however indispensable all these are, is saying nothing as to the present question, about the just size of his farm. There are other circumstances and requisites of a different kind, without which he cannot be justly entitled even to the name of a farmer; an enumeration of which, I shall here briefly attempt.

The FIRST and fundamental characteristic of a farmer, with respect to the size of a farm, may be laid down to be, that *His time is equal to his business*. His time is neither less nor more than what is necessary; he is neither too little nor too much employed for his powers. If his farm be so small, as to leave him unemployed for weeks, or for months during the year, he can only be said to be a farmer, *at a time*, or *occasionally*; at other periods he is a man without a trade. The same is to be said of his family, his servants and horses; they are all idle together. And when they do labour, it is, for the most part, under the greatest disadvantage, for they are so few as not to be able to work in concert, or to one another's hands; they labour by the piece, and cannot carry on any thing like a whole. They work much to little purpose, for the crop bears no proportion to the expense by which it is raised. On the other hand, if the farm be too large, the farmer cannot overtake the business of it. Every thing is slighted and hurried; in that case every thing is wrong. His produce is much less than the lands could yield if properly laboured; his quantity of labour being too small, his number of labourers and his population fall short of what they should be. He is the depopulator of his district; and if we speak of his husbandry, he is the bungler, not
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the manager of a farm. A real farmer, in opposition to these two mock ones, is, every day in the year, directly or indirectly engaged in his business. He is able to execute all the parts of that business with care and accuracy; and his employment just fills up his time well, without exceeding or falling short of it.

In the next place, if, in order to evade the objection against too small a farm, where there is more time than business, the farmer propose to work himself like one of his servants (if he have any) or family, it is to be laid down as the SECOND characteristic of a farmer, that *He does not perform manual labour*. Not that this is below him, but that he has higher matters to mind. Farming is a liberal art, and consists in appointing and in superintending labour; and in fact, it is less laborious to do a thing, than to tell others what to do, how to do, and to see it done. Were the farmer to hold his own plough, and perform the other menial exercises, he could not have time to make observations, to think, to read, to go to markets, to meet with his neighbours, to ride through the Parish and County, and neighbouring Counties, to see better practices, and get information from all quarters. Farming is the most difficult of all the arts, and nothing has retarded its advances so much as one farmer not knowing what another is doing at a distance from him; which accounts for the narrow prejudices among the professional men, and the aversion to every thing that is good, if it be new. It by no means is here insinuated, that a farmer should be ignorant of what labour is; he should know how to hold a plough and drive a waggon, build a hay stack, and every other operation, and besides, perform them too, occasionally, upon every press of business.

On the other hand, if, to remedy the disadvantage of too large a farm, where there is less time than business, the farmer propose to divide the management, it is to be stated, that the THIRD property of a real farmer is, that *He has no bailiff nor delegate whatever.* The master's own eye, and immediate superintendence, is more requisite in Agriculture than in any other art, for plans must not only vary almost every day, from a change of weather and other circumstances, but the operations of husbandry, in order to be exactly performed, must be *seen at the time*, it being difficult afterward, to what cause to assign a failure in the effect, as the servants and overseers will ascribe a bad crop to every thing but the true reason, *their own misconduct.* Wherever the great farmer, from want of time, delegates the management to a bailiff, or head servants, or even to his own sons, it is altogether improbable, that the business, under diverse and less interested hands, can prosper. The utmost he can plead, when thus giving up the helm, and publicly acknowledging that his farm is too large, is, that he strives to spoil the farm as little as he can, for it is manifest he cannot have it managed well; and meanwhile the public suffers. He cannot pay so much rent as ought to be paid from the lands; the landlord consequently does not get it from him, nor the public from the landlord. There seems to be no clearer rule in any thing, than that a man should act for himself, in place of getting others to act for him.

Farther, in order to constitute a real farmer, it may be asserted in the FOURTH place, that *He has a lease, and is under no improper restrictions and services.* A man with his hands tied behind, set to labour the ground, is not more absurd, than for a farmer to conduct the business of husbandry

husbandry without a lease; and yet such men there are, under the name of farmers, in the greater part of England. Every scheme, in this case, must end with the year; nothing that reaches the future, and is lasting for a great number of years, can be attempted, although this be what is chiefly wanted in the present imperfect state of Agriculture; and what is worse, the lands are not only unimproved, but the farmer is under the strongest temptation to exhaust them. It is difficult to say, whether this be a greater evil in small or in large farms, although in small ones probably it is most baneful, there being in a cluster of small farms, a greater number of hands and heads at work to spoil the land, than in one large one. Here it is not so much idleness that is to be dreaded as mischief. The great and unanswerable argument to be used with landlords in favour of leases and unrestricting clauses, is, That these are for the good of all, and *chiefly* for *their* good, as *they* would taste first, and most plentifully, of the sweets of an increased rent. When it is otherwise the case, the public are deprived of much, but the landlord of more; for his own station being in the middle, between his tenants on the one hand, and the public on the other, receiving from the former, and communicating to the latter, a great share of the enjoyment, notwithstanding, centres and remains with himself; and hence the smaller the produce on his estate, from denying security and freedom to his tenants, the more sensibly small will be his share.

The FIFTH and last circumstance which I shall here mention, by which a real farmer is distinguished, is, that *He pays an adequate rent*. He who pays a small rent, and much more the owner, who pays none, having no sufficient spur to industry and ingenuity, cannot be expected to be good.

good farmers; while, on the other hand, a more than adequate rent renders a farmer's profession, which at the best is not lucrative, one of the worst in civil society. In the last case, when the farmer fails, which must be the case, if he have nothing else to depend upon, he not only ruins himself, but the blow is felt both by his landlord and by the community. Perhaps it may be little felt by the public, individually; but the very reason why it falls so light, is, because it extends so far, and falls on many. Both, too high rented, and too low rented farms agree in not giving proper employment to the cultivator, the one too much; the other too little. It is true, that in lands farmed by the owners themselves, as is the case not only with the yeomanry of England, and with a considerable number of small proprietors in Scotland, but with a respectable class of Gentlemen in Great Britain at large, there are not a few instances of excellent culture; but these are owing, either to personal character, or to a spirit for agriculture in the neighbourhood. Such exertions on the part of the Gentry, however in the highest degree to be applauded, are often but casual and temporary. The proper sphere for a Gentleman-farmer, is wilds and wastes; which, after clearing, draining, fencing, liming, and other operations, he should let in a few years to tenants. When he cultivates lands, in any other but a crude state, his expenses, for the most part, are too great for his returns; and in the extravagant wages of servants, and feeding of horses, taken along with much idleness of both, he sets a bad example to the neighbourhood.

From the above Definition of a farmer, the size of a farm ought to be such, that there is neither too much,

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nor too little to do ; under which is included, that, in general, the farmer does not perform manual labour, and has no delegate under him ; also, that he has the security of a lease for laying out his capital, and a just rent for exciting his industry. It is upon the right application of this rule, that we are to judge of the propriety of the actual size of farms, in the different Counties of the United Kingdom.

With respect to England, perhaps we shall not err much, if we compute that more than one-half of the whole land is laid out either in the one or other extreme, of too large and too small farms, and it should seem in nearly equal divisions ; for although small farms are exceedingly more numerous, the area occupied by them is probably not very much greater in extent, than that under very large ones. The conclusion is inevitable, that both of them are a great, and very material disadvantage to the nation at large. No one man can manage the very large, and some of them enormous farms, that are to be met with ; and in the vast number of petty ones, the farmers can hardly be more than one-half employed in the year. Both of them fail in produce. In the very large farms, we almost always hear of depopulation ; which must arise from the lands not being thoroughly cultivated ; consequently the hands too few, and the produce not so much as it ought to be. In the very small ones, we constantly hear of wretched husbandry, want of capital, poor crops. In point of population, perhaps the number of souls upon a district occupied by several very small farms, may be greater than upon an equal extent under one that is very large ; but unhappily, the odds is small ; for in the former case, the farmers and their families, their horses and cattle, are half starved. These extremes
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of exceedingly large, and exceedingly small farms, agree in one and the same consequence, of being highly unfavourable both to produce and to population; and those which lie between the two in point of size, must partake of these evils, in proportion as they incline to either side.

It may be asked then, (and the question is here in its place,) What ought to be the particular dimensions of a properly sized farm? It must be obvious to every person, that we cannot fix upon any absolute size, telling to an acre, what the extent of a farm should be. Nay, circumstances may be so very different, as to require farms to vary from one another, by hundreds of acres; and these must first be known, before the proper limits can be assigned. So soon as these are known, it is to be affirmed, however, that whatever they may be, whether the soil be wet or dry, cultivated or wild; whether the climate be cold or hot, rainy or dry; whether the farm be for tillage, or for grazing, or for the dairy; let the external circumstances and objects in view, be what they will; there is but one rule to apply. *The size of the farm should precisely be, what one man can manage well, without being employed too much, or too little.* Proprietors, when letting their lands, should never for a moment suffer this rule to go out of their sight; for such a farm is at once best for the tenant, for the landlord, and for the public. There can only be one exception to it, and which arises from *necessity*, an exception to all rules whatever, namely the case where tenants with sufficient skill and capital cannot be found; as is the fact in many parts of the kingdom. There, the farms must necessarily be very small, till such time as the natives acquire sufficient knowledge and stock for proper sized ones.

With regard to that size of a farm, *in general*, which one man can manage well, it must be premised, that we

must also take farmers, in general. In order to average their farms, we must average their capacities. There are many who can manage a thousand acres, better than others can manage twenty or thirty; when we speak therefore of farmers in general, we must leave these extremes of capacity and incapacity out of view, and attend chiefly to men of common and ordinary abilities. Nor is there any necessity to limit ourselves to a precise medium in this respect; as a variety ought to be allowed in the sizes of farms, corresponding to the variety that is to be found among men of ordinary talents; it being in all cases understood, that there is a sufficient capital.

Taking for the first example, then, a farm *in tillage*, where there is no more pasture required, than what is necessary for the draught cattle, and a few milch cows to serve the family, the lowest size, should seem to be, two plough-gates, that is, what two ploughs can labour, and the servants and work-cattle be employed through the year; the number of acres will vary, according to the soil and other circumstances, perhaps from sixty to an hundred. The largest size may probably be estimated at six plough-gates; and by consequence, a farm of a good middle size, will be that which employs four ploughs.

On the other hand, with regard to farms *in pasture*, the proper quantity of stock is the object to be considered. Suppose a sheep farm; we have to calculate how many sheep *one* shepherd can look after, and how many shepherds *one* farmer can superintend; and besides do the business of buying and selling. This will furnish some general rule; but the varieties of climate, surface, vicinity to markets, and other circumstances, are so great, that exceptions must be very numerous. Similar considerations
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may direct the size of farms for grazing and breeding cattle, and for the dairy. And farms of a compound nature, consisting both of tillage and of pasture grounds, must take the rule as to their size, partly from the one, partly from the other of those two simple kinds.

There is another point which may be mentioned here, referring to the Situation of tillage-farms, as this considerably affects their size. Several diversities in this respect might be stated; but as the intention of this Article is only to lay down the Principle for determining the size of farms, and to draw a few general lines as to its application, (the most perhaps, that need be, or can be done,) I shall content myself with specifying the examples of a farm in the neighbourhood of a large town, and of a farm lying at a distance in the country. It will probably be found, that the same man who can manage a farm of five or six ploughs in a distant situation, shall not be able to manage above three or four, when the lands lie near a town.

In lands that lie near a town, the farmer is supplied with dung from the streets and stables there; he sells his straw for litter and other purposes; he has little occasion, except at a time, for turnip fields and the feeding of cattle. So far, his task seems lightened. But besides the trouble of constantly attending to the purchase and driving of manure, and to the selling of straw at proper times, he must for the sake of his lands have frequent green crops; such as potatoes for the town's people; cabbage, cole, turnips for the butchers to fatten their sheep and cattle. He has to sell his hay occasionally, and in parcels; his oats, pease and other articles, in a retail way, on market days. His business being thus divided into a number
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of minute parts, and his income flowing through a number of little and various channels, his general husbandry must depend a good deal upon principles that veer and change. A very small farmer, with one or two horses, still nearer the town, and having his little holding at the very gates, is also completely employed. He serves the green market with vegetables, he disposes of his new cut grafs, for cows and carter's horses; he sells his little crops by pecks and pounds, by pints and mutchkins; he is almost always on the road, to and from town. Having much to do, and his income being very precarious, his utmost activity and sharpness are called for.

The opposite, is a large farmer at a distance; who is a kind of whole-sale merchant, compared with the former. He has to make all his manure himself, to use all his straw, to feed numbers of cattle and sheep with turnips and other green crops, besides having large pastures, as well as fields. But he is at less trouble. He is his own merchant in several of these respects, and has a great part of his market at home. His system of husbandry can be regulated by more uniform principles: In place of the bustle and changeableness that take place near a town, he lives in a more serene region, and can walk more by method and rule. A farmer in this situation, should stand upon a broad area; for he requires it, and has sufficient time for managing it well. The place for the larger farms, is thus at a distance from towns; and the greater the distance, the more the size may be comparatively enlarged.

But before leaving this subject of Rules for the sizes of farms, and by which the very small, as well as the very large ones are excluded, it must be observed, that particularly

cularly with regard to the former, there are certain *Exceptions* which ought to be admitted. These may perhaps be many in number, but I shall limit myself at present to the three following. In the first place, *The little farmers should not be removed, till they be equally well provided for.* It would be an unwarrantable use of power, to turn such men adrift upon the world, especially, as they had embraced their occupation upon the faith of continuing it; so that their claim to remain, is founded upon justice as well as humanity. They should continue during life, or at least, have long warning to prepare for a change, and be enabled to make it; that the father of the family may have leisure, not only to provide for himself, but to qualify his children for other employments. Were landlords, in throwing four or five little farms into one, to build three or four cottages on every farm so enlarged, and lay two or three acres of grass to each, for a cow, a pig, and a sheep, it would be much happier for the original tenants to commence servants upon the farm; in place of struggling, as formerly, with poverty and difficulties, doing no good to themselves or their country. This exception should extend not only to little farmers, but to what are particularly called *cottagers and crofters* in many places still in Scotland, who have a few acres each, and frequently carry on, at the same time, some mechanic profession. They have not their lands from the owner, but from the tenant or tacksmen, and perform almost all his work in every season, whether convenient or inconvenient for themselves: A state of great wretchedness. The tenant has few, and sometimes no servants at all, and to a stranger, would appear to have almost no visible means of doing any thing; but, at his call, the poor cottagers come, as out of a cloud, to do what he bids them; and

and it is remarked, that tenants are harder upon cottagers, than landlords on tenants. These miserable good people, would be in a much better state, were they either to become servants, and be accommodated as has been just pointed out, or to betake themselves entirely, in the course of time, to some other profession ; for at present, they are worse than servants of servants.

Farther, there are two other descriptions of men who ought to be excepted, not only during the lives of the present occupiers, but *for ever*. The first are, *Manufacturers and tradesmen in towns and large villages*, who farm little pieces of land in the neighbourhood, for convenience. It is true, they neither can be (strictly speaking) good farmers nor good artists, when they do so, as the perfection of every thing depends upon the division of labour ; yet these small holdings add much to their comfort. And why should any class of men be deprived of comfort, especially these people who afford a higher rent to the landlord than the great farmer could do ; manufactures, thus paying a kind of tax to agriculture ? Although they mismanage their land, have little produce, and hurt the farmers in the neighbourhood by raising wages, their attention to land, however, has several good consequences : It gives them better health ; It carries them away from ale-houses, cabals, and seditious clubs, which they are prone to ; And it hinders them from thinking of emigrating from the country.

The other class is, *Little farmers scattered among great ones, in remote situations*. These pick up what is left at the feet of the great farmer. The bramble grows beside the oak ; God has made the great and the small, and both

both of them, will always be found together. The small tenants pay good rents, being often enabled to do so, by many little ways of traffic, as carriers, carters, meal-mongers, milk-sellers; and besides, from necessity, they come soon to market with their corns, supplying the immediate need of the public, till the great farmer open his stores. They are the poor serving the poor; and surely should not be chased off from the earth. They form a fine variety of rank and fortune; and probably it will always be the case, that, whether it be thought right or wrong to tolerate them, there will actually be found on every great estate, many little detached patches and corners of land, laid out, as it were, by the hand of nature, even for little farmers. Estates are not delineated in regular figures by nature, and seldom can, by art; but have angles, separate bits, thin slices, which the poor man, rejoicing in this dispensation of Providence, comes with his little purse, to bargain for. In Agriculture, it will be acknowledged, that as yet, at least, "there is enough and to spare," for all, great and small, who shall apply themselves diligently to till the ground.

I shall only add a few words, upon two or three points more; and the first is, The exceedingly difficult business of a farmer, if we speak of any thing like excellence in that profession. In no other art, is there required such various and uninterrupted attention. Weather, is a circumstance here, which, both in point of uncertainty and of effect, is not equalled in any other operation carried on by man. In a day's, and often in an hour's time, the farmer has, from a change of weather, to change his measures; for which, and other reasons, he has to be always at the head of his work himself. And here it may be remarked, by the way, that the great farmer has an advantage which the little one can seldom possess; for in an extensive

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farm, there are many operations to be carried on, and, in general, in a variety of soils wet and dry ; so that when any piece of business is stopped by the weather, others may be taken up ; while the small tenant, not having such variety, has often to lie idle altogether. Besides this necessity of watching the heavens, peculiar to a farmer's profession, there is also a peculiar variety of objects to which he has to attend ; not merely the ordinary business in its different branches, which he has constantly to conduct, but experiments and improvements with respect to the culture of grain and cattle, and construction of instruments, together with his attention to markets, and the numerous persons he has to deal with. A brewer, baker, and manufacturers in general, compared with him, may be said to have almost nothing to attend to, but one.

Farther, on this point ; Agriculture is the most solitary of all the arts, for man there, is less connected with man, than in the other professions. The farmer lives in the middle of his fields ; he has to go out from the centre beyond the circumference of his circle, before he can meet with any other farmer, or see any other practice than his own ; and which is but seldom the case, unless when he goes to church or market. Hence a predilection for old customs and the practice of next neighbours ; hence little farmers, from the littleness of their scenes, in general, the worst farmers ; hence knowledge is acquired so slowly, and travels so slowly ; hence, when improvements are proposed, they are rejected ; hence we so constantly read in the Surveys, that there are local prejudices and practices, and a repugnance to every thing that is new ; that in remote situations, such as Wales, the farmers will not adopt English improvements, because their neighbours would laugh at them ; that in several English Counties, such as Bedford, the art of husbandry is a century behind the nearly adjoining Counties. The farmer being thus less in a state of society than

than other men, his mind is less opened and enlightened by a communication with the world. It is the opposite with manufacturers and mechanics, who live generally in clusters; who enlighten one another, as much in point of knowledge, as they pervert one another, in point of manners.

It may only be stated farther on this topic, that the profession of husbandry is the least alluring of all others, as to immediate gain. It is slowly that a farmer becomes rich; and few are the instances of wealthy men, in that line of life. Others, such as merchants, and persons in general who are engaged in trade and commerce, stand at the wheel of fortune; they are tempted to come thither with their capital, in place of taking farms, because they have a chance of making a fortune soon, or even almost at once; they see instances of persons in their line, rising from nothing, to estates and coaches. The farmer has no such lottery before him. He is in less danger indeed of drawing a blank, because he moves in a surer, though less lucrative path; but as to the great prizes, they belong not to his profession.

From all these circumstances, it is easy to see, that farmers, taken in general, cannot be expected, *of themselves*, to make great improvements in husbandry; but must depend upon the example and encouragement of others. How to remove the difficulties in their way, how to acquire and diffuse knowledge, how to render this art more inviting to men of capital, should be the object of landlords and of the State, as well as of farmers; for the interests of all three are intimately conjoined. No great nor general change for the better can be looked for, unless it come from the side of the landed gentlemen; and this will not take place, without a change in the pre-

sent circumstances under which lands are let. Unless long leases, and without any improper restrictions be granted, the reverse of which is the general case in England; unless very small farms, so general also in that same part of the kingdom, be enlarged, without which there can be no proper rotation of crops, nor good husbandry of any kind, England will remain for ever an uncultivated country. Farmers, besides, being averse to embark in new practices which require expense, examples of improved husbandry should be set before them; from which they would see not only what is new, but what is profitable. To use an expression of one of the Surveyors: In order to introduce good husbandry, "the Gentlemen must set their shoulders to the wheel." Facts prove the truth of all those observations. The partial, but brilliant advances, already made both in England and Scotland, have originated for the most part with land-proprietors. Who is it that has introduced green crops and artificial grasses into many places in England? It is the Gentlemen. Who is it that has set an example of draining, and other signal operations? It is the Gentlemen. In what county is husbandry flourishing the most? Is it not in Norfolk, although of an inferior soil, *because* the Gentlemen have granted proper leases? It is to this elevated description of men, that material improvements still must owe their rise, at last, over all the island. It is to landlords, and to Parliament, that the country looks up for patronage to Agriculture; for emancipating it from its fetters, and spreading light over all its branches; for banishing commons and common fields, uncommuted tithes, poor's rates, improperly sized farms, absurd restrictions in leases, and tenancy-at-will,—Those enemies of national prosperity; and which, at this day, hang like so many mill-stones round the neck of England.

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The strength and salvation of the country, would be the consequence. A proper size of farms, the particular subject before us, would evidence this in the most essential points of view; for were it to take place, we should, in no long course of time, see better culture, larger produce, raised rents, and a multiplied population. An enlightened system for cottagers, or married servants, would highly contribute to these effects; and which is implied in the idea of a well-sized farm, and inseparable from any scheme of superior husbandry. By giving the farm cottagers such accommodations as have already been pointed out, they would at once be attached to land and to the farmer. And the public will please to observe two circumstances with regard to this class of men: From their marriages, and the general consequence of a numerous and healthy offspring, they, in the first place, rear upon the spot, a sufficient number of hands for Agriculture; and in the second place, there is a surplus over what Agriculture requires, for the purpose of manufactures, the mechanic arts, the navy and other employments; while in petty farms, where there is only one married person, the farmer himself, the establishment is so barren, as not even to produce hands for their own cultivation.

Many instances are known, (a few of which are quoted in the Appendix, No. I.) of three or four small farms, after being thrown into one, having not only raised greater produce and paid a higher rent, but been attended with two other signal effects, An increase in the number of men, and a decrease in that of horses. This being the fact in *one* instance, is reason enough to conclude, that it should be the fact, in *all*; and that when the case is otherwise, some error or mismanagement must have been committed. The farm has been too large, or no accommodations have been made for married servants; or what is worse than both,

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the lands have continued to be as ill cultivated, as they were before. The population which has been ascribed to small farms, is confessedly the chief advantage which attends them, for it is not said, that they furnish either a proper produce or rent ; while this very population, at the same time, is little else but an assemblage of idle and feeble hands, where there is neither food for man nor beast ; and by consequence, is to be held, rather as a diseased excrescence, than a sound and an effective addition to the numbers of mankind. The instance, where population has really decreased, although only upon the spot, is where farms have been turned from tillage to pasture. And this leads to observe, that two considerable inaccuracies have been fallen into by a number of the learned and able writers of the Statistical Account of Scotland, who ascribe depopulation in their parishes, to the union of farms ; for this has not so much been owing to the union of farms, as to a total change in the system of husbandry from corn-farms to grazings ; and farther, the depopulation occasioned by grazings, is limited to the grazing farms themselves, for there is no doubt that such farms support an increased population, at a distance.

Upon the whole, were the Principles laid down in this Article to be followed forth, and which are equally unfavourable to extremes, upon both sides the size, of farms, unless in the case of very crude and newly-improving lands, would never rise to a great extent ; and a considerable number of farms in several Counties of Great Britain, would fall to be much reduced in their present dimensions. In proportion as Agriculture advances in improvements, it should seem, that, in general, the size of farms should be reduced ; or, in other words, they would become, of themselves, less easy to be superintended, and hence sub-divisions should take place. It is admitted by
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all, and chiefly by those who know most of husbandry, that the art is yet in its infancy; the more it is understood, the more labour will be performed, the more hands employed, and the more accuracy be introduced. In proportion to these, the greater number of eyes to superintend, will be necessary; the same man who managed the farm in its imperfect stages, will find himself unequal to the task, and resign part of his lands, as too extensive for his care; so that, *in a perfect husbandry*, it may be affirmed, *There cannot be large farms.*

I conclude with a proof of this, by stating the example of the ancient Romans; a people who cultivated small farms, and who were the best farmers that have existed.

For about two hundred and fifty years after the foundation of Rome, during the Monarchy, the whole land was divided into equal portions of two *jugera*, that is, a little more than one English acre, and a little less than one Scotch; and each citizen had one of these portions assigned to him. Soon after the expulsion of the Kings, the quantity was increased, and inequalities of fortune took place; yet, for about another two hundred and fifty years, the general size of a Roman farm was only seven *jugera*, or somewhat less than four and a half English acres. The land, in the former of these periods, was probably cultivated with the spade; in the latter, oxen were introduced; and besides the master, there appear to have been two labourers employed. The effect of this garden-system of Agriculture, which continued thus to be general for near five hundred years, the Roman territory during most part of that period being very confined, must have been exceedingly great; and I should conceive that it laid the foundation of all that singular excellence to which Roman husbandry was afterward carried.

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Depending entirely upon Agriculture for the means of life, trained to it from generation to generation, cultivating every corner and inch of their little fields; the old Romans were not only distinguished above all other people for simplicity of manners, for temperance and probity, but set an example of œconomy, accuracy, minute attention, and care in the cultivation of land, which has not been equalled, so far as is yet known, in the history of man. When their territories came to be increased by union with other nations, or by conquest, and almost the whole of Italy to belong to the Roman State, the rural industry, practices, and ideas handed down from their fathers long continued; the more extensive farms, which afterward took place, were cultivated with as religious and minute a care as the little allotments in former ages; and had it not been, that the Form of their Government, which, under the delusive name of a Republic, was a tyranny of factions, led to constant wars, schemes of conquest, and finally to corruption, the Roman husbandry would not only have shown to what heights of internal prosperity, strength, and virtue, an agricultural nation could rise, but the Roman people would have continued long in these heights of greatness and of glory, instead of soon overwhelming themselves, and almost the whole of the ancient world.

The size of a Roman farm, was long the same with that of a Roman estate; and the farmers in those times, corresponded to what are Nobility, Gentry, and other landlords in ours. Their estates, as has been just observed, were for a very long period exceedingly small, and never, by law, could exceed five hundred *jugera*, that is, three hundred and nine English acres; although the law was frequently evaded, especially in the later times of the Republic. In the age of Cato, about the close of the last Carthaginian

Carthaginian war, and likewise in the times immediately following, when Roman husbandry, it should seem, was at its highest point, the smallest size of a Roman farm, or estate, appears to have been one hundred *jugera*, or what one yoke of oxen could labour; and the largest, two hundred *jugera*, equal to about one hundred Scotch acres, or one hundred and twenty-four English. A farm of this last extent, I have been led to conclude, was the largest general size committed to the management of one man; and that although, in the course of time, estates became highly increased in dimensions, no portion of land in them, under the management of a single farmer, was ever more extensive. In such a farm, there were annually 50 *jugera* in wheat; 50 in beans and other legumes; 30 in spring corn; 50 in fallow; and the remaining 20, either in watered, or in dry meadows.

The size of a Roman farm will appear to many, to be small; but, if we consider the labour that was executed, the accuracy of that execution, the extreme care and vigilance that presided over all, it will be found to give full employment to a single farmer. To give an idea of what the quantity of labour was, there were, besides the two ploughmen who managed the two yoke of oxen, other six servants constantly employed, making *eight* in all; while, on a similar farm among us, there are, in general, only *three*. This was simply a corn farm. When the farm was employed, partly in raising corn, partly for vines, the rows of vines being set in the corn fields at considerable intervals, besides the two ploughmen, there were nine more hands required, making *eleven* in all. Without specifying here, other instances, The great labour and great population upon a Roman farm, besides the little expense of draught cattle, where there was not

a single horse, must be sufficiently manifest. Were even our best cultivated farms, which are few, treated like those of the Romans, the population would be doubled: As to the lands either under bad culture, or altogether wild, which are so numerous, an increase would, by the same means, be given to the numbers of mankind, to the productions of the earth, and to the support of trade and manufactures, which, probably, the event would show, to have exceeded the highest calculations *.

* I have written here, only a few lines upon the subject; as my Work upon the Agriculture of the Romans, at large, undertaken at the desire of the President of the Board, is preparing for the press.

GENERAL REPORT

UPON THE

PERSONS WHO CULTIVATE FARMS.

THE PRESIDENT of the BOARD has judiciously joined this subject with that of the Size of farms ; because, from the proper size of a farm being ascertained, or in other words, from the proper qualifications of a farmer being defined, as has been attempted in the former Paper, it follows, that Tenants, not Owners, are the fit persons for cultivating land. It appeared there, that two of the characteristics of a real farmer were, that *he paid an adequate rent*, and had *no delegate* ; without which he could have no sufficient incitement for economy, for industry, and for ingenuity. But as this point was only treated incidentally, and in a general manner, it is of very considerable moment now, to enter into a more close examination ; on purpose, not only, to unfold the argument more particularly, and to give a view of facts, but also to state the exceptions that ought to be made from the general rule. It will be found, that more is implied in this subject, as to the interests of Agriculture, than at first sight appears.

There are two classes of men who come here under our review; Owners, who, *in their own name*, farm their lands; and Owners, who, it may justly be said, *in the name of others*, do the same. These last are a kind of farmers in disguise; they have not the name and the outward appearance of farmers; but they, in effect, hold the helm, and over-rule all the operations of husbandry. They are those Noblemen, Gentlemen, and land-proprietors of whatever title, who either grant no leases, or completely fetter those which they do grant, by absurd and deadly restrictions. Hence has it come to pass, that if we except not a great many districts, a cramp over all the rest, has seized upon the husbandry of England. It is proposed briefly to treat of Agriculture as connected with those two classes of persons, who, directly or indirectly, have the management of more than one-half of the whole land of Great Britain, in their hands.

I. *Owners who cultivate their Lands, themselves.*]

THESE Owners are more numerous in England than in Scotland; owing, it should seem, partly to the general antipathy at leases, and to the small confidence that takes place between landlords and tenants in the former kingdom; partly, to that class of small proprietors called *yeomen*, in former times very generally to be met with, and still numerous in many of the Counties. Both of them, are chiefly to be found on the western side of England. In Cumberland, about two-thirds of the County are farmed by the small owners. A large proportion of Westmoreland, is occupied by the yeomanry, in little estates of their own. In the Counties of Lancaster

caster and Chester, the yeomanry still remain, although their number is diminished. Proprietors, for the most part, cultivate their own lands in the Isle of Man. In Shropshire, are said to be an infinite number of freeholders and yeomen's estates of a variety of small sizes. In many of the districts of Wales, are a numerous yeomanry and small proprietors, occupying their own spots. There are many Gentlemen in Worcestershire, and yeomanry in the north-east of the County of Somerset, who follow similar occupations. In the interior parts of England, are many Gentlemen and yeomen occupying a part, or the whole of their lands; chiefly, it should seem, in the Counties of Derby, Notts, Leicester, Rutland, Warwick, Northampton, Berks. Fewer instances are stated, in the east and south of England. One-third of the North Riding of Yorkshire, is said to be possessed by yeomanry. They occur also in Lincolnshire; in the maritime district of Suffolk, and in what is called the rich vale of Suffex.—The counties in *Scotland*, where the Gentlemen very generally cultivate a farm upon their own estates, are Aberdeen and Berwick; and in the latter, many of the smaller proprietors farm their own lands. In Stirlingshire and Lanarkshire, are also a number of instances of *little lairds*, as they are called, cultivating the whole, or part of their properties; and almost the whole of the small shire of Kinross, is farmed by the owners. In most of the other Counties, are to be found a few Noblemen and Gentlemen who exercise practical farming, upon part of their estates.

These owners, we find to be of three general descriptions: Noblemen and Gentlemen who farm part of their estates: Moderate proprietors who occupy the whole:

And

And very small ones, who also manage their little bits of land.

The *first* class, which consists of Noblemen and Gentlemen, who, from patriotism and the love of husbandry, employ part of their time in the culture of the earth, forms the most valuable body of men in Great Britain. Their number is considerable; and probably, greater in proportion in England than in Scotland, owing to so many Scottish families of rank not residing in their own country. The benefits they confer on the nation are, setting examples of improvement; whether, by showing to what height the value of wild and waste lands can be raised, by means of clearing, draining, fencing, and other operations; or, by introducing new plants and modes of culture from other Counties or foreign places; a thing which almost exclusively belongs to men above the reach of prejudices. Were I to presume to give advice to such distinguished farmers, it would be to recommend to them, to have always two farms in their hands; the one already improved, the other, wild lands (if they have any), which so soon as they are dressed, and laid down with grass seeds, to let them to tenants; and then proceed to another of the same description. It is to be acknowledged that proprietors, in general, will conduct all these operations at a greater expense than tenants; but two very beneficial consequences will arise; Noblemen and Gentlemen will connect themselves more with land and with husbandry than otherwise they would do; and in the next place, from finding out the difficulties that lie in the way of farmers, they will acquire a fellow-feeling for them, and become more and more, the fathers of the tenantry. Great good must have already accrued to the nation,
from

from this quarter. When we hear of the Duke of Newcastle's farm in Nottinghamshire of 4000 acres, 620 of which are in tillage; of the Lord Viscount Bateman's farm in Herefordshire, from L. 800 to L. 1000; of the Duke of Argyle's farms in the counties of Argyle and Dunbarton, where, in the latter, there is one of 1125 acres, 375 of which are arable; of the great farms of the Earl of Galloway, Admiral Keith Stewart, and others in Galloway; of the numerous farms of Noblemen and Gentlemen in both kingdoms, which it would be endless to specify; we may conceive what the advantages are which arise to the community; and must hold this class of farmer-proprietors, in the highest degree of estimation and applause.

The *second* class, consisting, in general, of men who have landed property from L. 50 to L. 300 a-year, are more numerous than the former; and there is a still greater proportion of them to be met with in England, than in Scotland. They seem chiefly to abound in the counties of Northampton, Warwick, Berks, Somerset, Worcester, South-Wales, Isle of Man, Sussex, Suffolk, Derby, Leicester, Rutland, Devon, and a few others; and to occupy no inconsiderable part of their respective counties. This class falls short of the former, in point of national utility; for their sphere being small, they have only one cultivated farm in their hands, and no opportunity to have others, for the purposes of experiment and improvement; and which, after being brought into some order, might be let to tenants. Although in some places there are examples to be met with, where such farmer-proprietors are as bad husbandmen as even many tenants-at-will, it is, with great pleasure, we find, that

that elsewhere, there are numerous instances of good cultivation among this order of men; as in the counties of Suffolk, Leicester, Rutland and others. In general, however, it is to be observed, that no constant nor sufficient reliance is to be placed upon husbandry in such hands. A spirit of cultivation may arise from individual character, from a family turn, from an emulation in the neighbourhood; but all this is variable, desultory, and fleeting. The vice, to which this order of husbandmen is incident, is not only want of steady industry, and thorough œconomy; but a self-sufficiency of spirit, a haughtiness and furliness; which are always possessed in greater portions, by men of small, than by men of large properties.

The *third* class, consisting of farmer-proprietors from L. 5 to L. 50 a-year, and in general from L. 15 to L. 30, are the most numerous of all; and fall much farther short of the second, in point of national good, than the second, of the first. Generally speaking, also, they are confined chiefly to England. In place of the independent spirit fostered in the second class, we have here a paltry pride; lords in rags. Wretched husbandry, poverty, ignorance, obstinacy, alternate starving and cramming, go hand in hand. This set of men swarm in many places in the western regions of England; proceeding from Cumberland, as if from a mother-seat, to the south. In some places we find them labouring hard, but as laziness generally accompanies pride in little minds, they are for the most part without activity and exertion; not working for themselves, and far less for others. They are much worse for the country than little tenants; and it would be far better for themselves, as well as for others, were they,

they to sell their little specks, and commence merchants, manufacturers, or other trades which require some little more than ordinary capital to begin with.

With regard to any perfect management and superintendence, the whole of these classes fail; and cannot be compared with tenants who pay rent: The Noblemen and Gentlemen who so very meritoriously engage in Agriculture, as has already been mentioned, are but occasionally on their fields. The servants and labourers soon learn, that the time to work hard, is for an hour or two when the master is present. They can guess pretty nearly, when he is to come, and when he is to go; and they soon find, that what they were at first frightened at, is little more formidable than a scare-crow. Bailiffs, overseers, and other delegates under what ever name, have no rent to pay, no more than the master. Their tendency is to give themselves no more trouble than they can well avoid, either in hanging over servants, or in changing idle ones; and hence they also, frequently amount to little more than men of straw. The second class of proprietors, who are their own bailiffs, are little better. They are not obliged to be on their fields at six, and stay on them till six. They too, are landed Gentlemen; and under no necessity to stoop so much to business as men who have no land at all. Even the petty landholder of ten or twenty acres, works only by fits and starts, as the land is his own. He may lay plans of management, and form resolutions of industry and œconomy, but is heat out of them by many temptations that come in his way; and finding out that he has not authority enough over his own mind, he becomes, in effect, only a scare-crow to himself.

The example of the Romans, shows with what unparalleled attention owners cultivated their lands,

in the earlier and better periods of their history; and that afterward, when they delegated that care chiefly to servants, the effect was the ruin of Roman husbandry. For many ages, the whole business of a Roman, war excepted, was Agriculture; yet even at last, when substitutes were employed upon their farms, the utmost watchfulness was long maintained over their conduct, and every precaution taken to secure their diligence. These were of two kinds, *Villici* and *Politores*. The former seem to have had, only a maintenance. But to the *Politores*, there was given an interest in the crop itself, in order to insure their fidelity and exertion. In the wheat, or principal crop, their share was one-ninth, one-eighth, one-seventh, or one-sixth, according to the soil and other circumstances. Nothing could exceed the scrutiny of the owner, into all points great and small, when he visited his farm; so great, that it is not to be supposed that any Gentleman farmer with us, has undertaken a similar superintendence *.

The necessity for the personal presence of an owner upon his farm, is a great doctrine laid down by all the ancient writers on husbandry. He was required to be upon the spot, and to entertain a constant suspicion of his servants. "That land, (said Cato), is most miserably treated, where the master, in place of directing what should be done, hearkens to his *Villicus*." It was the precept of Mago, a Carthaginian General, and illustrious husbandman, that, "Whoever is to purchase land, should sell his town-house;" the management of land, and a town-residence, appearing to him, to be incompatible. "The

For particulars, see Appendix No. II,

“ The master should frequently visit his farm, (says Columella), and give out, that he will oftner come, than he really intends; for under this apprehension, the bailiff and servants will be doing their duty.” This applies to masters who did not constantly reside; and from the devices and deceits to be used by them, it appears how difficult they thought a farm was to be well managed, in such circumstances. “ The diligent master (says the same author), frequently goes round every particle of his land, and at all times of the year; wherever his eyes are often cast, there is a greater exuberance of crop; like what Virgil said of the God Bacchus, “ *To whatever quarter of the vine-yard, he turns his honoured head, much fruit is there; the hollow valleys and the deep thickets are replenished with grapes.*” But without quoting farther from the ancients, I shall state one other observation only, from Columella. “ Neither the knowledge of rules, (says he), nor the constant labour and the experience of the bailiff, nor plenty of money, nor a willingness to lay it out, are of so much avail, as one single thing, *The presence of the master.*”

II. Owners who let their Lands; but, who overrule the Cultivation of them.

THERE is nothing that can more excite surprise and regret, than that the greater part of the land-owners in England, are of this description; for they either grant leases, only from year to year; or, when the period is farther extended, they frustrate, by restrictions, all the benefits which might be derived from them. This is laying an effectual embargo upon agriculture. The

Gentlemen who have drawn up the County Surveys, and who have shown themselves to be men of much observation, judgment and abilities, have *unanimously* condemned these practices. They have brought them to light, and they have universally deplored them: On the other hand, whatever improvements have been made by tenants, they have traced these to leases.

Several stages may be marked in the leases of England. The first, probably, was leases for lives; formerly, it should seem, very general, and still, in no small part remaining. The second step seems to have been a transition into the opposite extreme of no leases at all; and which is at present, the most general tenure by which lands are rented. The third, an attempt to remedy the evils of the second, by granting short leases, but loading them with restrictions. The fourth and last, is reasonable leases: A system which is but yet just emerging to view; as it has only taken place generally, in a very few Counties. It may be proper to state here the facts with respect to those different stages, and to offer a few general observations upon so important a subject; the particular covenants and prestations in leases, being a separate point, and allotted to a separate Chapter of the General Report.

Leases on lives still take place in several Counties on the west and south-west of England; as, in many farms in Lancashire, in several of the Counties of South-Wales, where they are general, in many estates in Berkshire, in part of Somersetshire, in the Counties of Devon and Cornwall, where they are general, and in a considerable part of those of Dorset and Hants. In former times they appear to have prevailed in other counties; in Chester, they were general; in Salop, it is said, were very long leases;

leafes ; in Derby and Leicester there were formerly leafes, and which, probably, were for-lives ; and in those Counties the transition has been, for the most part, from such leafes, to none at all. Leafes on lives are justly considered as checks to improvement; and owners, by granting them, obstruct and over-rule the cultivation of their lands. They are for one life, for two lives, and renewable, sometimes by rack-rents, sometimes by fines ; but both lives and renewals are uncertain ; and uncertainties must always be unfavourable to the operations of husbandry. It is said in one of the Surveys, that security for life gives energy, for, as few live as long as they expect, improvements are carried on to the last. This I doubt exceedingly ; and rather am of the opinion, delivered in another Survey, that the farmer, believing every year to be his last, neglects to make any improvements ; as his heirs have no certainty of enjoying them. In general, after men pass the prime of life, they relax in exertion, and become more and more unwilling to lay out money, especially upon great uncertainties. If an arbitrary fine (which seems generally to be the case) is to be paid upon renewal, the tenant studiously cultivates ill, and runs out the ground, that the fine may be small ; for were he to make great improvements, he would not only have the expense of these to pay himself, but his heir would have to pay for them a second time, because he would have to pay a greater fine upon renewal, than otherwise would be imposed. In another view, such leafes are bad, both for the owner and tenant ; the owner grants them, it is to be presumed, for the sake of a considerable sum of money in hand, equal to fourteen years rent, or some such sum of purchase money, and trusts to deaths for renewals. Hence his income is not only irregular, but he anticipates

anticipates the future, and may be said to live upon posterity ; while, after all, he gets less upon the whole, than if he were to have a full rent from year to year, for his lands are ill treated, worse as the lives run on, and worst of all, the last. On the other side, the tenant exhausts his capital in purchase-money ; a capital which should be employed in good culture and improvements. His successors having only a small quit-rent to pay, live up to their easy condition ; they are fond of such leases, because they are fond of sloth and pride ; they are unable to pay fines upon renewal, and foreseeing this, run out their grounds, which falling prematurely into the owner's own hands, require a long tract of time to be restored. If leases for lives are to be given, it should be by rack-rents, not by fines ; and eight or ten years, or some such considerable period, should be added to the last life.

In most things, men are apt to go from one extreme to another. Struck with the manifold evils with which long tenures and life-hold estates, as they are called, are fraught, landlords have precipitated themselves into the opposite absurdity of granting no leases at all ; the vast prevalence of which in England, is the most melancholy fact, in the agriculture of that kingdom. In the Counties of Cumberland, York, Derby, Notts, Leicester, Rutland, North-Wales, Salop, Worcester, Northampton, Cambridge, Berks, Bedford, tenancy-at-will, or a refusal of leases, is general ; and in many of them, almost universal. In a number of other Counties, a considerable part is without leases ; as Westmoreland, Chester, Gloucester, Somerset, Monmouth, Kent, Essex, and probably Lincoln, with others, from what is said in their Surveys. It has been stated by some, that the disadvantages are remedied
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in some particular districts, as for example in Nottingham, by a confidence subsisting between the owner and tenant; but this remedy is almost worse than the disease, for besides the precariousness of such a situation, dependent upon the caprice and the life of the landlord, there is engendered in the tenant, a fervility of spirit which ought not to be known in this free and happy realm. In some districts, it has been also said, the tenants are satisfied with this kind of wretched tenure; which, (if true,) must be the effect of habit, through the influence of which, men can be rendered satisfied with slavery itself.

The third class of leases, seems to have taken its rise from a view of the deplorableness of the second. A number of owners, perceiving, it should seem, that where there was no lease, there was no Agriculture, almost nothing good whatever; have granted tenures of a short duration; creeping back at first, a little way from the lips of the abyss, into which the tenants-at-will are plunged, to a lease of three years; next to five, to seven, to nine, to eleven, and to fourteen; which last, is the utmost length to which this little mid-way system has stretched itself. At the same time, however, to secure these grants, such as they are, from abuse, they have annexed restrictions upon the management and culture of the lands; but which have unhappily been such as to defeat the ends in view. Such leases are to be found, less or more, in almost every County of England; they seem to be numerous in Lancaster, Chester, Wilts, Surry, Sussex, Kent, and a few others. The restrictions contained in them, so much and so justly reprobated, may properly be specified here, although they are not altogether confined to this class of leases; as besides what has already appeared, they show, in what diverse other ways, many owners have
interposed.

interposed their baneful hands to fetter, and almost entirely to over-rule, every thing that is rational in the cultivation of the earth.

It may be observed, previous to the brief specification which follows, that many landlords seem to have considered, that there was an art of lease-making, distinct from the art of farming. The former, they probably have gotten from their forefathers, and have thought that it cannot be improved. Hence we so frequently are told in the Surveys, of the general custom of leases being drawn up according to certain antiquated forms; and that, even by attorneys clerks. We read farther of a *printed* form; in which, a few blanks only, were left to be supplied. This is to make all varieties of farms to conform accurately to one and the same lease; the lease here, resembling the famous bed of Procrustes of old, of whom, it is said, that "having taken travellers, (as landlords, do tenants,) he measured them by his bed, and if too long, he cut them shorter; if too short, he stretched them longer." These practices need no commentary. They are mentioned here, as they prepare us for a perusal of many agricultural restrictions; a few of which follow.

The most frequent, and perhaps the most fatal of these, is, where a general system of management, and particularly a certain rotation of crops is prescribed in the lease; notwithstanding that varieties of soil, and weather, and markets, and many other circumstances, render such systems for the most part, impracticable. This directory, like all the rest, should seem to indicate, that the owner knows every thing; and the tenant, nothing. But admitting that the owner knows the best principles of farming,

farming, the best manner in which a farm should be divided, the best culture, the best rotations, all these are of no avail, unless he have the gift of prophecy too, with respect to the weather. For want of this, the best farmers know well from experience, that they have exceedingly often to change their schemes; that they cannot venture to lay down any thing like a fixed plan; that if it were even left to themselves to draw up the clause about rotations, they could not say, what these must be. They follow, as all wise men must, the climate and seasons, and incidents; when they see that the crop they intended would not answer, they put another upon the grounds; when this last fails, they have recourse still to another; for example, when turnips after oats are cut off by the fly or worm, they plough up the land the same year for wheat; while the restricted farmer is obliged to follow his leading-string, and dare not sow wheat, because his lease says, Two white crops must not follow one another immediately. In short, to restrict tenants to fixed plans of management and rotation, is as mad as to try to restrict the heavens themselves. Farther, they must also restrict markets and merchants; for if these vary, there may be crops raised for which there is little demand, and others wanted, which cannot be supplied.

This leads to mention a second set of restrictions, debarring the culture of certain crops: For instance, flax, hemp, rape, are very generally prohibited. But surely these crops should be cultivated somewhere, and will bring good profit any where, if properly introduced, the grounds prepared for them, and again restored by manure. Every good farmer would, of himself, observe these conditions, because they would be for his interest. But this is nothing to the prohibition of some other crops. Hay,

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except what is eaten on the grounds, clover and green food are interdicted in a great many Counties ; as particularly in Buckingham, where we read of a tenant being turned out of his farm, for sowing clover. These follies have reached their height, in the prohibition of potatoes. In several Counties it is ordered, that none shall be raised for sale, only for the use of the family ; in the North-Riding of Yorkshire, we find it to be a clause in a lease, that there shall be no more but *one and a half* acres of potatoes upon the farm.

A third species of restrictions refers to manures and fallows. So much ground, says one lease, (as in Buckinghamshire,) must be manured annually. The lands must be limed every third year, says another, (as in the North-Riding of Yorkshire,) whether it be needed or not. Lands must be fallowed, say a great number of leases, every third or fourth year. It is to be acknowledged that this last restriction has more sense in it, than most others ; for frequent fallowing, although the particular year cannot be prescribed, is a matter of necessity, perhaps over three-fourths of Great Britain. What is said about exploding fallowing altogether, by some writers, who seem to have had such dry soils and climates only, as Norfolk or Suffolk, in their eye, will never, as a general maxim, meet the approbation of any man of judgment and knowledge.

A fourth restriction, widely prevalent over England, prohibits the tillage of grass lands ; by which the plough is limited to a portion only, often a very small one, of what is arable. This strikes directly against bread-corn, the *staff of life*, and must be highly prejudicial to the nation at large. In another view, it is unwise husbandry ; for grass grounds, if we except perhaps water-meadows, and

dealing,

† See this particularly set forth, Appendix, No. III.

dealing, that a tax should be laid upon grass farms ; and the revenue disposed of, in premiums for an additional culture of corn, particularly wheat.

Without particularizing other species of restrictions, we may only cast our eye farther upon those burdens and indignities, remains of the feudal system, which still are to be found in a great number of leases, and chiefly in the west of England. These are thirlages to mills, paying variable taxes, discharging offices, performing carriages, keeping a dog for the landlord, carrying letters, giving notice of poachers, and other vilenesses ; which every person must see are hurtful to tenants, in various respects. Such feudal services should be abolished by the Legislature, if landlords and superiors will still insist upon them : They certainly are at war with a Government, which is the freest and the best upon the face of the earth.

The fourth and last class consists of leases, which are of a reasonable nature and duration ; extending to *twenty-one* years ; and in some instances, farther. They seem to be general, only in Northumberland, Norfolk, and perhaps Suffolk ; and to take place, in part, in Kent, Sussex, Surrey, Hants, Wilts, Stafford, Monmouth, Chester. Possibly, from some mention of large farms, instances may occur in Hereford, Gloucester, Bucks.

From the above state of facts, in this, and in the foregoing Article, it should seem, so far as can be collected from the Surveys, that if we divide England and Wales into *five* parts, probably *two-fifths*, are farmed by tenants-at-will, that is, whose leases, if they can be called so, are only from year to year ; *one-fifth*, by tenants for lives ; *one-fifth*, by the owners themselves ; and, perhaps
much

much less than the remaining *fifth*, by tenants for a term of years. Besides, of this last portion, it should seem, there is hardly *one-fifth*, that is *one twenty-fifth* of the whole, farmed in lease for twenty-one years; the rest being let, from three to fourteen *.

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* These calculations, and likewise several others which I have made in these Papers, do not pretend to accuracy; nor is it to be supposed, that at present this can be attained. The Gentlemen who have written the Surveys, have done themselves great honour, and the public great service, by the informations they have given; but it is not to be expected, that in the very first attempt, every fact could be adduced, and the whole subject brought to light. It belongs to those who shall follow them in any future period, to correct and to add; and in doing so, they will do no more than what they ought; for in order justly to entitle any man to praise, he should outstrip those who have gone before him; and after all, his merit must be held inferior to that of the original writers, who set the example, and paved the way. Merit lies chiefly with those who commence great undertakings; for their successors have the aid of lights which shone before their own day. The learned reader will recollect, that in the celebrated controversy about the comparative excellence of the Ancients and Moderns, it was stated in behalf of the former, That as a dwarf placed upon the shoulders of a giant, must necessarily see farther than the giant himself, so the merit of the Moderns, however great, was no more than they ought naturally, from their situation, to have been possessed of. Sir John Sinclair, the Founder of the Statistical Account of Scotland, and of the County Surveys of Great Britain, has drawn out the general plan, laid the foundations of an immense fabric, and already reared the building high. Should another Sir John Sinclair afterward arise to perfect the work, he would have infinite advantages above the original Founder, who had to engage in a subject almost entirely new, and to struggle with numberless obstructions.

When we consider that *three-fifts* are thus, either without leases, or, what is almost as unfortunate, with leases for lives; and that in another *fifth*, where leases are granted for a term of years, the restrictions already mentioned with respect to those whose duration is from three to fourteen years, are, in a great degree, such as to defeat the very benefit of leases themselves, amounting in all, to little less, perhaps, than *four-fifts* of the whole territory of England and Wales, the disadvantages to Agriculture, and to the nation at large, must appear to be of the most serious kind, and to bring a just condemnation upon the greater part of the proprietors of land. It strikes us, as wonderful, that obstinacy should have been so great, prejudices so strong, Agricultural knowledge so defective, as to give birth to such an ungenial state of tenures. And what is still more surprising, these events appear highly inconsistent with the known character of the land-proprietors themselves; for, in point of public spirit, generosity and humanity, an English country Gentleman, it may justly be said, is the first-rate Gentleman in Europe.

When we call to remembrance, however, what is said in most part of the County Surveys, that there is little or no confidence between the landlords and tenants, this surprise, is in a great measure removed. Where the greatest share of the blame lies, whether on the side of the landlords, or on the side of the tenants, it may be difficult to decide, and is not my purpose to inquire; but from many circumstances, it appears, that the tenants are not hastily to be trusted with the sole and discretionary management of their lands. There are excellent farmers indeed in some Counties of England, but if we speak in general, there is a remarkable sloth, ignorance and prejudice among that body of men at large; the tenants in
England

England, differing from those in Scotland, in this, that the former seem often to know less, and the latter to know more, of the art of husbandry, than their landlords. Hence, when we read of instances in many of the English Surveys, that the tenants, if left to themselves, would take five or six white crops in succession; in others, that they actually do so, from the leniency of the owner, not enforcing the terms of the lease; in others, that there is an absolute necessity to restrict the tenants to a just course of cropping, as they greatly injure their farms; in others, that there is a clause in leases, laying a penalty upon the tenant, if he shall not hoe his turnips; in others, that he must employ a mole-catcher at his own cost; in others, that weeds which run to seed are to be cut down by the proprietor, at the tenant's expense.—From these and other circumstances which might be quoted, we see some grounds for that suspicion which the land owners entertain, for the very short leases which they grant, and for the manifold restrictions, with which they fetter them.

But while these circumstances help to account for the conduct of proprietors, they do not vindicate it. Men in general, where they see confidence placed in them, try to prove themselves deserving of it, as is the case, even with servants. Much more might it be expected of tenants, who, while they act up to the expectation of their landlords, are, at the same time, serving their own best interests. On the other hand, by treating men as knavish and vile, the chance is great, that they will turn out so. Were Landlords, only by way of experiment, to select two or three out of the number of their tenants, who have a sufficient capital and the best character for skill, industry, and probity; allot them farms of one hundred, two hundred, or three hundred acres of arable land; grant them leases of twenty-one years upon improved farms,
and

and of thirty or forty years, upon those which are uncultivated; banish all absurd restrictions, limiting them only to a certain succession of crops, for the four or five last years of the lease; abolish thirlages, services, payment of variable rates and taxes: We may venture to say, it is morally certain, such tenants would cultivate their farms to good purpose; improved culture and green crops would be introduced; the produce would be highly increased; both the tenants and landlords would become more wealthy. A few examples, in every district or parish, would excite a spirit of emulation; and a new era of Agriculture, begin in England.

Instead of this, what can the present system be called? It is a prohibition of improvement: A system for propagating sterility. The husbandry is an abuse of the earth: The tenants are machines, without will or movement of their own. The landlords are the farmers; for, either by their refusal of leases, or by their restrictions and directories, they, in effect, conduct, or over-rule the whole business, themselves. Thus have we, the greater part of the landlords of England, sitting behind the curtain, in the character of farmers-in-mask; guiding by strings a number of puppets, under the name of tenants, upon the stage; and whose movements, like those of all other puppets, are more for sport than use. Were the General of an army to give written orders to serve during a whole campaign; appointing when the troops should march, when to halt; when to act upon the defensive, when upon the offensive; on what days to fight, and on what to fly; nothing on earth, it would be said, could be more absurd. And yet the General of an army can be surer, for the most part, of the motions of an enemy, than a farmer can of the changes of weather, markets, and other variable incidents in the exercise of his profession.

Hitherto

Hitherto what has been said, under this head, refers almost entirely to England; for the state of Scotland, is in general the reverse. Leases are general over Scotland; and their general length is nineteen, or twenty-one years. In general also, there are no unreasonable restrictions upon tenants. Burdens, likewise and services, have, for the most part, been done away. We have only therefore to mention the exceptions which occur, with respect to those different points.

Formerly, leases for three nineteen years were prevalent in Scotland; and instances of them are still to be met with in several of the Counties. Leases for two nineteen years, for thirty-five, thirty-one, and twenty-five, also take place in different quarters. Leases for such long terms are recommended by several of the Surveyors, and appear to be highly necessary in the western counties of Scotland, which, in general, are much inferior as yet, in cultivation, to those on the east. In some of the shires, a few leases, but upon small farms for the most part, fall short of nineteen or twenty-one years, the common length; as in Nairn, Aberdeen, Forfar, Selkirk, Argyle, Dunbarton, and perhaps some others. There are also a few examples of tenants-at-will, as in a district in the County of Selkirk, in the highlands of Perth, in Argyle, Dunbarton, and possibly other shires. Upon this topic of leases, it is remarked in the Survey of the County of Fife, "That many entailed estates there, and indeed throughout all Scotland, were tied down not to grant leases longer than 19 years; but the proprietors considering that this had proved, in many cases, a bar to improvement, applied to Parliament, and were authorised to grant a lease of *thirty-one* years, upon certain conditions of improvement, which, it is believed, has proved in general,

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neral, to be for the benefit of the proprietors, the tenants and the country at large: That other proprietors, who were not restricted by entails, have sometimes granted leases of 19, 21, 25, 31, 38 years; and where specialties are to be performed, such as repairing or rebuilding the farm-houses, enclosing and draining upon the tenants own charges, leases of 25, 31, or two 19 years are commonly granted."

With regard to improper restrictions in leases, to burdens and services, they are for the greater part abolished in Scotland; and almost entirely in the well improved Counties. We find some instances of a rotation of crops being prescribed, as in Galloway, where two, three, or four white crops running, are allowed in the lease; and what is worse, the tenants exclude the green crop which should follow, and have five or six white crops in succession. The chief burden, which, from the loud complaints against it, in the Statistical Account, seems, as yet, to prevail in a number of Counties, is thirlage to mills. This oppressive clog upon Agriculture, is to be met with in some particular places in the Counties of Nairn, Forfar, Lanark: In Galloway, or the Counties of Wigton and Kirkcudbright, it is said to be still general. Commons and runrig (or common fields) are almost vanished; runrig farms, and a few common pastures, being chiefly confined to some particular parts in the Counties of Perth, Argyle, Dunbarton, Renfrew. The distinction between outfield and infield, is now hardly any where to be found, in the numerous improved Counties; and we only hear of it, particularly, in some portions of the mountainous ones, such as Argyle*.

Upon

* Among several questionable observations made by Mr Dempster, in the Survey of Angus or Forfar, is the following:

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Upon the whole, those bondages, under various names, which in former times were authorized by landlords, and which, like dark clouds, loomed over the Agriculture of Scotland, are now fast disappearing. And it must be added, that the cultivation of waste land and hills, by plantations of trees both for use and ornament, has, by a great number of public-spirited Noblemen and Gentlemen, been carried to an extent that is unexampled in any country, in an equal space of time. A spirit for enterprise and improvement, characterizes the Scots in general; and this has so remarkably pervaded all ranks for these 40 or 50 years past, after obstacles were removed, that perhaps no nation has, in so short a period, made so great advances in industry, Agriculture, manufactures, population*, refinement, public and private wealth, as the people of Scotland.

APPENDIX.

“ It is necessary to observe, that over all Scotland the arable land is of two kinds, outfield and infield.” But this is almost no where in Scotland the case, except in some places of the western Highlands and Islands; and there the practice is less improper. Outfield (or unmanured lands) is now generally *bill* in Scotland; and it would certainly be wrong to manure and cultivate hilly grounds, in the same manner as the straths, dales, and glens, that lie between them. All the country, we may say, was outfield at the beginning. The first step to improvement, was to make choice of such places for special cultivation, as were clear of woods, and had the best soil. The very distinction between outfield and infield land, however properly now abolished, was thus originally a great advance in Agriculture.

* Probably, from the year 1755 to 1790, the increase of population in Scotland, has amounted to above 260,000 souls. From the sixteen volumes of the Statistical Account of Scotland already published, it appears that the increase is 250,651; and the account of about 150 parishes, still remains to be printed.

APPENDIX.

NUMBER I. REFERRING TO PAGE 69.

Extract from the Survey of Hereford, Page 70. &c.

“THE land, say the enemies of enclosure, that used to find employment for thousands in the cultivation of soil when in tillage, is now enclosed and turned into pasture. A large *giant* of a farmer seizes upon several small tenements; whole villages are levelled with the ground, and the country depopulated. Such arguments as are addressed to the tender feelings of humanity ought to be narrowly watched; because such arguments have an imperceptible tendency to over-reach sound policy. If it be an advantage to the public to keep the common fields in their present state, it would be a very great additional advantage to turn the fields that are now enclosed into common fields; for what is good for a part is good for the whole. The farmers, I know, would not in that case, take the land at half the present rents; and the market towns would feel a want of provision, which they have yet not experienced.”

“Although the enclosure of common fields will, no doubt, put the land in a way, by proper management, of producing double the quantity of food; yet all this, in the estimation of sound policy, will avail very little, if upon investigation it shall be found that enclosures, even in the smallest degree, give countenance to the introduction of so dangerous a cankered worm as that of lessening the number of our people. At first view, enclosures undoubtedly do authorize such an idea. For let us suppose a township that contained 500 acres of common arable fields, besides its portion of pasture to be enclosed, and the whole let to one man, who turns all the arable land into feeding pasture ground, and stocks it with bullocks and sheep. Allowing five persons to every 100 acres of tillage, the former inhabitants amounted to twenty-five persons, but now that the land is enclosed and stocked with live stock, five persons would be sufficient to look after them. Here we see twenty persons sent a drift into the wide world, without any employment, or visible means of subsistence. The man who could behold this, without being affected, must possess a very convenient portion of taciturnity. These 500 acres are now so far lost to the community at large, that no person but the proprietor and the occupier, can possibly reap any advantage from them. So far,
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the picture is unquestionably gloomy, and any farther, upon the subject, the general run of philosophers * do not extend their speculations. But let us see to what use the owner or occupier of these 500 acres of tillage has applied them. To feed oxen and sheep. Well, perhaps 200 head of cattle and 500 sheep, may compose his flock. Two hundred carcasses, to pass through the butchers hands, will find bread for some people through the whole year; 200 hides to the tanner, to the currier, to the leather merchant, and to the shoemaker; who again will find a sale for the buckle maker's goods, besides the tallow chandler, &c.

"The five hundred sheep at 7lb. a fleece, (3500l b. of wool) will contribute a little to the maintenance of the wool merchant, the woollen manufacturer, the comber, carder, spinner, weaver, tucker, dyer, colourman, dresser, woollen draper, taylor and button-maker; all these together, with their journey-men apprentices, families and the respective tradesmen which they are enabled to employ, again will partake of, and reap an advantage from these 500 acres, which, in a paroxysm of mistaken patriotism, we had given up in a great measure as lost to the community at large. Were we to make a minute inquiry into the number of our people that now make bread from these 500 acres, we would probably find it to be double to the twenty-five that it had maintained while in tillage, most of them bringing up young families in comfort; whilst by the taxes upon the various articles they consume, they contribute insensibly their mite towards the necessary expenses of supporting that government by which they are protected."

Extract from the Survey of Cardigan, Page 29.

"Enclosing without a consequent improvement, is of little advantage. When both go hand in hand, the benefit is considerable. Population, as well as product, are much increased by it. An engrossment of farms in an improved situation, totally dependent on stock, or the dairy, may in some measure discourage population; but in an improving district or where cultivation is required, the result must be quite the contrary; at least, it has been invariably so in this country. An instance may be more to the point than reasoning, and as the particulars of my own farm are more within my own knowledge than other holdings, that are perhaps a greater object of statement, I shall at present refer to it. The spot I allude to, consists of 300 acres. Ten years ago it was in the occupation of two, in pretty equal divisions, giving but a scanty maintenance to only two families of twelve persons. Ever since that time, it has given employment and maintenance to 7 families, living on the spot, (including children) of thirty-three persons; besides four or five labourers in the neighbourhood, who have constant employment. The same may be said of every other improving spot; as nothing has been attended to here, more than the necessary business of a common farmer."

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* Dr Price, Mr Addington, &c.

Extract from the Survey of the Isle of Man, Page 13. &c.

" On a farm in the neighbourhood of a town, acres 270, rent L. 210, there are six plough horses; house servants, two men and three boys; with six labourers and twenty-five additional hands in harvest. Families seven; and souls forty. This farm was divided among six tenants, who kept 16 horses, and maintained thirty souls."

Extract from the Survey of Mid-Lothian, Page 25. &c.

" On a farm, in the vicinity of Edinburgh, acres 285; rent L. 636; there are thirteen work horses: Families sixteen, of which twelve are wholly and four partly maintained: Souls seventy. This farm, 50 years since, was occupied by three farmers; who kept eleven horses each, and two cottagers; making only nine families in all."

Extract from the Statistical Account of Scotland, Vol. V. p. 397.

" About 20 years ago, the lands of Rosemount in this parish, (parish of Symington, County of Ayr,) were fertilized and beautified by the skill and attention of the proprietor, who holds them mostly in his own possession. This Gentleman, distinguished by fortune and public spirit, began to improve his paternal inheritance with an ardour and assiduity becoming an enlightened and generous mind. He laid out his fields with taste, surrounded them with plantations, enclosed them with proper fences, and meliorated a naturally cold, stiff and clayey soil, with calcareous and other manures. The good effects of his improvements soon appeared, not only on his own property, but also on that of other proprietors, who laudably imitated the example, and in a short time, similar improvements were made through the whole parish, which was enclosed and made arable; and the land which before that period was let, on an average, for 2 s. 6 d. the acre, is now let at L. 1 : 1. It is a singular fact, and worthy of remark, that the rental of the lands of Rosemount, which, at the period above-mentioned, was only L. 70 a-year, and thought to be high, is now nearly ten times the value; and about 20 acres of that property, which was then let for *one pound of butter the acre*, and believed to be a fair rent, is now let at L. 1 : 5. From a spirited and well managed husbandry, not only the value of these lands is thus surprisingly increased, but also the population; for, besides a number of labourers from the neighbourhood, who find constant employment, and unmarried servants, there are 17 families in separate houses with a numerous and healthy progeny, well lodged, fed and clothed, where formerly there were but seven every way poorly accommodated."

Additional Extracts from the Statistical Account of Scotland, referring to the effects which SIZE OF FARMS has upon population; taken from the Accounts of the following Eight Parishes, all of which lie within the Highland County of ARGYLE.

Parish of Dunoon, Vol. II. p. 391.—" The number of farmers, by the introduction of sheep, and other causes has certainly decreased. Many of the tacksmen

tacksmen, however, still continue to retain some sub-tenants, who, having a cow's grass, some ground to raise potatoes, and a little grain, for the sake of the straw, as fodder during the winter, with the opportunity of fishing, &c. find themselves easier and better off, than when they occupied a larger possession; and even those who have been obliged to emigrate, have in general, settled at Greenock, where they seem better fed and cloathed, than when they resided here."

Parish of Lochgoil-head and Kilmorich, Vol. III. p. 182, &c.—" The great decrease in the population of the country is owing to the introduction of sheep. Since the farms have been chiefly stocked with sheep, one man often rents as much land as 10, 12, or 14 tenants formerly possessed. It is frequent with people who wish well to their country, to inveigh against the practice of turning several small farms into one extensive grazing, and dispossessing the former tenants. If the strength of a country depends upon the number of its inhabitants, it appears a pernicious measure to drive away the people by depriving them of their possessions. This complaint is very just, with regard to some places in Scotland; for it must be greatly against the interest of the nation, to turn rich arable land, which is capable at the same time of supporting a number of people, and of producing much grain, into pasture ground. But the complaint does not seem to apply to this country. The strength of a nation cannot surely consist in the number of idle people which it maintains; that the inhabitants of this part of the country were formerly sunk in indolence, and contributed very little to the wealth, or to the support of the state, cannot be denied. The produce of this parish, since sheep have become the principal commodity, is at least double the intrinsic value of what it was formerly; so that half the number of hands produce more than double the quantity of provisions for the support of our large towns, and the supply of our tradesmen and manufacturers; and the system by which land returns the most valuable produce, and in the greatest abundance, seems to be the most beneficial for the country at large. Still, however, if the people, who are dispossessed of this land, emigrated into other nations, the present system might be justly condemned, as diminishing the strength of the country. But this is far from being the case; of the great number of people who have been deprived of their farms in this parish for thirty years past, few or none have settled out of the kingdom; they generally went to sea, or to the populous towns upon the Clyde. The greatest part of them betook themselves to a seafaring life, and there are many vessels belonging to Clyde, and to other places in the West India, American and coasting trades, and in the fisheries, at present commanded, and partly navigated, by men who were born in this country, and the greatest number of whom would have remained in the same state of indolence and insignificance with their ancestors, if they had not been obliged to go in search of better fortunes. Such of the people as went to towns, and had no stock to lay out in trade, found employment, partly as day-labourers, porters, barrowmen, boatmen, &c. but the greatest number of those who left the country for 15 years past, support themselves by working in bleachfields, printfields, cotton-mills, and many other branches of manufactures, in which much previous

vious instruction or preparation is not required. In these places, they have an easy opportunity, which they generally embrace, of training up their children to useful and profitable employments, and of rendering them valuable members of Society. So that the former inhabitants of this country have been taken from a situation, in which they contributed nothing to the wealth, and very little to the support of the state, to a situation in which their labour is of the greatest public utility. It is true, indeed, that while they remained in their former situation, the country had always a brave and a hardy race of men, ready to rise in its defence in times of danger; and though the inhabitants of this parish were never fond of a military life, and few of them ever enlisted in standing regiments, they always showed great alacrity in arming for the defence of their country, and twice formed a company in the Fencible regiment which were raised for that purpose. But it will be acknowledged, that the navy is of greater importance to this country than the army. The present system tends to support the navy, not only by increasing the stock of our manufactures, and thereby promoting commerce, but also by directly increasing the number of our seamen. It has already been observed, that more than the half of the young people who left this country went to sea; when married, their families live in sea-port towns; their sons early follow their father's own profession; on any emergency they are liable to be pressed in to the navy; and during the late unfortunate American war, a great number of them served on board the King's ships.

“ Nor has the present system contributed to make the condition of the inhabitants of the country worse than it was before; on the contrary, the change is greatly in their favour. The partiality in favour of former times, and the attachment to the place of their nativity, which is natural to old people, together with the indolence in which they indulged themselves in this country, mislead them in drawing a comparison between their past and present situations; but indolence was almost the only comfort they enjoyed. There was scarcely any variety of wretchedness, with which they were not obliged to struggle, or rather to which they were not obliged to submit. They often felt what it was to want food; the scanty crops which they raised were consumed by their cattle in winter and spring; for a great part of the year they lived wholly on milk, and even that, in the end of spring and beginning of winter, was very scarce. To such extremity were they frequently reduced, that they were frequently obliged to bleed their cattle, in order to subsist for some time upon their blood; and even the inhabitants of the glens and vallies, repaired in crowds to the shore, at the distance of three or four miles, to pick up the scanty provision which the shell-fish afforded them. They were miserably ill clothed, and the huts in which they lived were dirty and mean beyond expression. How different from their present situation! they now enjoy the necessaries, and many of the comforts of life in abundance, even those who are supported by the charity of the parish, feel no real want. Much of the wretchedness which formerly prevailed in this and in other parishes in the Highlands, was owing to the indolence of the people, and to their want of management,

management; but a country which is neither adapted for Agriculture nor for rearing black cattle, can never maintain any great number of people comfortably. A few villages, one perhaps in this parish, might be of service in carrying on the fishing. The herrings, however, in these lochs, are a precarious support; and it may be doubted, whether the other fisheries would maintain a great number of men; perhaps the cottagers already in the country, are sufficiently numerous to make the most of the white fishing, if they carried on the business with industry and perseverance; at any rate, if they gave it a fair trial, it would be found, whether an accession of people to the country would be eligible. But in order to carry on the fishing with success, it would be expedient that a village should be formed, and that the fishers should live in one place."

Parish of Inverary, Vol. V. p. 305. "It is believed that the farmers of a country, when not oppressed by too heavy rents, are among the most happy, and upon the whole, the most virtuous class of the community. To diminish their number, by the union of farms, will neither add to the population nor to the morals of a state, though it may augment the rent-roll of an estate, particularly one better adapted for pasture than cultivation. On the other hand, to subdivide farms into very small separate lots, unless these be occupied by artificers or day-labourers, who will have it in their power constantly to earn day wages, when not usefully employed on their possessions, must be equally prejudicial to the interests of proprietors and possessors. In this, as in all other matters, extremes ought to be avoided."

Parish of Inverchaolain, Vol. V. p. 472. "The decrease in the population has been owing to a practice that has become general for some years past, of letting large tracts of ground to one or two individuals for sheep grazing, which were formerly occupied by eight or ten different tenants. The landholders found it their advantage to let their lands in this manner, as one or two people who had money to stock the land with sheep, and understood how to manage them, could afford to pay a higher rent than many of the former possessors, who neither understood grazing nor tillage, and could hardly, by their poor unskilled efforts, gain a miserable subsistence for themselves and families; happily for them, they were mostly removed to the neighbouring towns, where they found sufficient employment, and where many of their children, by the advantages of education, (which they could not enjoy in their own country), have raised themselves to independence, become useful members to the community, and a support and comfort to their parents in their old age."

Parish of North Knapdale, Vol. VI. p. 261. "The principal cause of bad management, as to farming, seems to be the following: The generality of farms are possessed by four tenants; all of them should be restricted to two occupiers. The reason is, that four tenants, with their families, are too great an expense upon the land, which is not able to support them properly, and pay the rent. Reduce the tenant to two families, and both have a comfortable

able subsistence; they have greater interest in the object; the little contentions which always distract four are reduced to two, and therefore a greater unanimity subsists; the four also, by having too much time upon their hands, are perpetually turning up the ground not in heart, and that ought to lie fallow; their labour, in fact, is not worth 3d. per day, whereas, at real day labour under a master, they might earn 1 s."

Parish of Kilbrenan and Dalavich, Vol. VI. p. 272. "The decrease of population since 1768, must, in a great measure, have taken place from the conversion of some very indifferent corn farms, upon which a number of people made shift to live, to very good sheep and black cattle grazings, to which, in this climate, such lands are best adapted. Though this has had the effect of reducing the number of inhabitants in particular districts, it is supposed, that, except when emigrations to foreign parts take place, it has neither tended to diminish the population of the Kingdom, to affect the prosperity of this country, or to render the condition of the lower ranks much worse. Indeed, excepting upon the estates of the Duke of Argyle, the Earl of Breadalbane, and a few others, small tenants in this country are very well satisfied, when they can subsist their families, and pay their rents, without the addition of one shilling to their little stock. Two families only have emigrated to North America from this parish for half a century."

Parish of Kilmartin, Vol. VIII. p. 96. "What has affected the population most within these last 20 years, is the laying out some lands entirely in pasture, two or three farms being now thrown into the hands of one grazier, which were formerly possessed, some by four, and some by eight tenants each, but are now the residence only of a herd or two: And at the end of the leases, which are very short in this country, (being only from five to seven years with the lower order of tenants,) such farms as are adapted to it are, almost always, laid out in pasture; this has not operated, however, so much against population in general, as against a particular class of the inhabitants. It reduces the number of the tenants, but it adds to that of the cottagers, as they are often kept upon some of the farms that are laid out in pasture. But although this may in part make up the deficiency in population, brought on by this mode of occupying lands, yet, upon the whole, it is found that there has been some decrease in the number of inhabitants since the commencement of it, or within these 20 years."

Parish of Kilninver and Kilmelfort, Vol. X. p. 323. "Though the subdividing of low arable land into small farms, or large crofts, may be most beneficial, it is quite the reverse in hill and high pasture land. The greater the range for sheep and young black cattle, the better, and the expense of management the less. It is an unjust and ill-founded allegation, that the planting our hills and high pasture land with sheep, has desolated our country, and been the chief cause of emigration to America. To elucidate this position, it is to be observed,

observed, that formerly these hills and high lands were grazed by stots, young cattle, or dry cows to fatten for market; very often only by goats, roe, and red deer. The largest hill or glen planted with black cattle, required only one herd to tend them, as well as the sheep do; so that both these methods of management, the stocking with black cattle or with sheep, thus far make no alteration in the population. But when it is further considered, that the black cattle pastured on the hills and high lands in summer, could not be kept there in winter without great danger of perishing, as they often did, it must be evident that a certain considerable tract of low lying land, behoved to be withdrawn from the plough, and appropriated to the support of those cattle which had pastured on the hills in summer. Of this fact, any person who travels through the highlands in Scotland, and observes how much low arable land is laid waste into winter inclosures for black cattle, must be fully sensible. So far then is the planting our hills and high glens with sheep from depopulating our country, that the very reverse appears manifestly to be the case, especially in these and the neighbouring parishes; and when to this it is added, that the hills and higher lands yield better returns from sheep than from any other stock, that the sheep sweeten and enrich the land and grass, and that they soon convert the dreary barren hill and black heath into fine rich and green pasture, no doubt ought to remain, that the stocking these hills with sheep, are, in every respect, not only not prejudicial, but highly beneficial to our country.

“ The great and chief cause of the frequent and numerous emigrations from the highlands to America, is the natural sterility of the soil, which does not furnish the means of subsistence proportioned to the increased population and number of inhabitants; and, therefore, when they cannot procure employment in their native country, they are of necessity obliged to search for it in distant and more fertile climes; and as America, from common report, true or false, promises the best and readiest supply of their more immediate wants, the rage of emigration to that quarter of the globe, has prevailed much of late years. If the Highlander could find employment and the means of life comfortable, or even bare subsistence at home, (and his wants are not numerous) such is his attachment to the *natale solum*, that he would never think of banishing himself for ever from his country in order to better his condition. It is no doubt true, that the ill-judged and unfeeling oppression of some landlords in the Highlands of Scotland, in raising the rents of their lands beyond what the tenants can bear to pay, and in exacting of them personal services so grievous, that they cannot attend to the proper management of their own possessions, has been a productive cause of emigration to America. The disadvantages are numerous. A rainy stormy climate; autumn floods and equinoctial storms, which often frustrate the labours of the industrious farmer; and what is a greater discouragement, he who raises the best and most luxuriant crop, is sure to suffer most from the climate by lodging and shaking. Only early and green crops can be cultivated to any advantage in such a climate. It is no unwarrantable assertion that the best and richest land upon the west coast

will yield a better return, and pay a higher rent, in grafs and pasturage, than in raising corn or grain. Another disadvantage to the inhabitants on the west coast, is their great distance from the proper markets to sell their cattle, and supply themselves with meal, grain and other necessaries of life, more particularly fuel. Their ordinary fuel, peats, for the most part in the high mûirs and inaccessible ground, troublesome in the making and casting, require much time and many hands, and after all, the drying and securing of them uncertain and precarious in a climate subject to great rains. This is the principal personal service required by the landlord from his tenant in those parishes, and not likely to be discontinued, as no Gentleman or possessor of a farm can keep such a number of servants as are necessary to secure a sufficiency of peats for the consumption of his family, and day-labourers cannot be had. The wise and judicious removal of the coal duty, particularly if it shall be joined with the introduction of manufactures, will tend more to the comfort and improvement of the Highlands, than any thing that has yet been devised."

NUMBER II. REFERRING TO PAGE 82.

Extract from Cato de Re Rustica, Cap. II.

"**W**HEN the landlord (says Cato) has come to the *villa*, and performed his devotions, he should that same day, if he can, go round his farm; if not that day, certainly the next. When he has found out how the farm is cultivated, what operations are ended, and what unfinished, the day after he should call the bailiff, and inquire what work is done, what remains, whether the labour be sufficiently advanced for the season, whether what is left might not be finished; and what wine, corn, and all other things is produced. When he has learned those things, he should take an account of the labourers, and working days. If there do not appear to him enough of work done, the bailiff says, that he was very diligent, that the slaves were not well, that there were pernicious storms, that the slaves ran away, that they were executing a public work. When he has stated these and many other pretexts, call the bailiff again to the account of work and of workmen. When there have been rainy storms, ascertain the number of days, and what operations might have been performed during the rain, casks washed and mended, the *villa* cleaned, corn removed, dung carried out, a dunghill made, feed cleaned, old ropes mended and new ones made, patched clothes and hoods repaired for themselves by the servants. On the holy-days, old ditches might have been scoured, the public road repaired, briars cut, the garden digged, the meadow cleared, twigs bound up, thorns pulled, *far* pounded, every thing made neat. When the servants were sick, the usual quantity of food should not have been given them. When these things are found out to his satisfaction, and what work remains ordered to be finished, he should examine the accounts of money, of corn, of fodder, of wine, of oil, of what is sold, what commissioned, what remains, what of this may be sold, whether there may be

be sufficient security for what is owing, and make the articles which remain be produced before him, &c. &c."—The above Extract shows, in part, what came under the review of a Roman landlord, who only resided occasionally; from which, we may judge what he did, when constantly upon his farm. But, even this would be insufficient to account for the effects, were it not to be added, that a Roman landlord had absolute power over his servants, or *slaves*: An advantage, which a British Gentleman would disdain to be possessed of.

NUMBER III. REFERRING TO PAGE 91.

Extract from the Survey of Somerset, page 51, &c.

“**R**ECURRING to a former observation, that upland inclosures were most profitably applied as corn and sheep farms; I will suppose one of this sort to consist of 400 acres. In its cultivated state, 100 acres may be allowed to sustain as many sheep as the *whole* did when in common. If this be admitted, let me ask, what becomes of the futile apprehension of lessening the number of sheep? Let the manufacturer no longer repine, nor the timid Senator be the victim of groundless distrust: The former will have the same quantity of wool provided from a fourth portion of the land as was before devoted to the purpose; and the latter will have the consolation to reflect, that the other three-fourths are raised from a state totally unproductive, to a capacity of supplying its owner with corn and pasturage for cattle.

“ I have some reason to believe, that unfavourable impressions have been made on the minds of both Houses of Parliament against a general enclosing system, and these may have arisen from the magical influence of an expression long sanctified by the public mind, namely, that of the woollen manufacture, being the *staple trade* of the nation, to which even the land, in all its diversity of produce, must ever be subordinate, under every kind of parliamentary regulation. A little consideration will serve to detect the fallacy of this opinion.

“ But to recur. In this farm of 400 acres, suppose 150 should be appropriated to sheep. On the same ground of reasoning, this would increase the number, by the addition of a moiety. Perhaps this proportion of sheep food is much nearer to the standard of practice than the former; if so, in any ratio, the manufacturer, instead of being abridged of his supply of wool by enclosing, will have considerably more, and probably too at a reduced price.”

The writer, next, proceeds to a comparison between the clothier and farmer, appreciating the value of each, *in number, in the amount of capital employed, in the quantum of labour furnished, and in the supply of means for levying the national*

national revenue. Upon the last of those points, he observes,—“ With the exception of dye-stuffs, oil and foreign soap, all of which are subject only to custom-duties, the cloathing manufacture has never been contributory. As forming no inconsiderable part of what is usually denominated the staple trade of the nation, it has hitherto maintained its claim to an exemption from every mode of specific taxation. Thus it appears that the cloathing manufacture furnishes little aid towards levying the national revenue. How very different with the corn and sheep farms. Sheep furnish duties on parchment, leather, and candles. Corn is a most prolific source of revenue: Barley in malt, beer and spirits; wheat in starch; all which are wonderfully productive, and in amount must be acknowledged to be the very pillars of the great and complicated system of taxation.”

“ Let us now, (continues the writer, after having given details upon each point) examine how the account stands.

Cloathing Manufacture.			Sheep and Corn.	
Individuals exercising it	-	2000	-	45,000
Capital employed	-	L. 14,000,000	-	27,000,000
Labour to individuals	-	200,000	-	450,000
Means of taxation, <i>scarce any.</i>			The <i>principal.</i>	

“ It is evident from this statement, which is neither partial nor exaggerated, whether we regard the interest of individuals or that of the empire, under a comparative view, how much the preponderance is on the side of the sheep and corn farmer. I mean not to detract from the importance of the clothing manufacturer; it is confessedly great and extensive, *independently* considered. The Legislature thinks differently, or else under an almost yearly multiplication of taxes, how comes it to pass, that it has hitherto escaped the vigilance of finance. The *poor* man under the pressure of a numerous family, with circumscribed means of support, is rendered tributary in the articles of shoes, soap and candles, which he cannot do without; the *rich* man, in his coat of superfine, is indulged with an exemption.”

“ The woollen manufacture comprehends, besides the cloathing, many other valuable branches of trade, viz. Norwich stuffs, stockings knit and wove, carpeting, camlets, serges, duros, &c. &c.” The writer, after estimating, upon conjecture, what may be the capital, the number of master manufacturers, and the number of persons employed by each, in these various branches, gives the following

“ GENERAL STATEMENT.

Woollen manufacture in all its branches.			Sheep and Corn.	
Individuals exercising it	-	12 000	-	45,000
Capital employed	-	25,000,000	-	27 000 000
Labour to individuals	-	500,000	-	450,000
Means of taxation, <i>scarce any.</i>			The <i>principal.</i>	

THE END.

